

Lot 2

102 Brent Street and 4 Brent Mansions,
Hendon, London NW4 2HH

***Guide: £820,000+**
In same ownership for approx. 16 years
6 week completion



SITUATION

Located near to the junction with Bell Lane in this well established retail thoroughfare being approx. 1/2 mile from both the intersection with the North Circular Road (A406) and Hendon Central Underground Station (Northern Line).

Hendon is a popular and sought after suburb which lies approx. 8 miles north-west of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

Both flats benefit from gas central heating, entryphone and uPVC double glazing.

In addition, the property includes a **Hardstanding Area for Parking** accessed via a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD



£54,500 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Joint Auctioneers ESTATE MANAGEMENT LONDON
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Rear Hardstanding Area	Ground Floor Shop Gross Frontage 19'0" Internal Width 17'5" narrowing at rear to 12'6" Shop Depth 32'9" Built Depth 45'7" Kitchen WC Plus Rear Hardstanding Area	Lewco-Pak Limited (Meat Wholesaler/ Butcher) (For Y/E 30/04/22, Shareholders' Funds were £5.5m) (see Notes 1 & 2)	15 years from 8th May 2018	£21,500	FRI Rent Reviews May 2023 (Outstanding – Landlord quoted £27,500 p.a.) and 2028.
Flat 1 (First Floor Split-Level)	2 Bedrooms (one with ensuite Shower/WC), Living Room/Kitchen, Shower Room/WC & Store Cupboard GIA Approx. 609 sq ft	2 Individuals	1 year from 31st July 2023	£17,400	AST just renewed from 31st July 2023 – previous rent £16,800 p.a. £1,557.69 Rent Deposit held.
Flat 2 (Second Floor)	Bedroom with ensuite Bathroom/WC, Living Room/Kitchen GIA Approx. 456 sq ft	2 Individuals	1 year from 11th January 2023	£15,600	AST £1,384.62 Rent Deposit held.
				Total: £54,500	

Note 1: The tenant of the shop also trades from the adjoining butchers at No.100.

Note 2: The front section of the shop has been sublet (without the use of a WC) to LBT Gifts Limited as a wedding gift retailer for a term of 1 year from 4th May 2023 (excl. s24–28 of the L & T Act 1954) at a rent of £9,500 p.a.

Note 3: Refer to Auctioneers for the floor plans and video tour of the flats.