



SITUATION

Located close to the roundabout with Kenton Lane and Clamp Hill in this well established retail parade nearby a **Miller & Carter Steakhouse**, a **Premier Convenience Store** and a variety of independent traders. Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End enjoying excellent transport links via Stanmore and Canons Park Underground Stations (Jubilee Line) and nearby the A41 and the M1 (Junction 4), approximately 10 miles from central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front and rear access to a **Self-Contained Flat** on the first and second floors with gas central heating. In addition, the property includes a 12'6" deep forecourt.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'0"
Internal Width	15'3"
Shop Depth	26'10"
Built Depth	34'0"
WC	

First & Second Floor Flat

First Floor: 2 Rooms, Kitchen, sep. WC
Second Floor: 3 Rooms, Bathroom/WC
(GIA of Flat Approx 990 sq ft)

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Parkers Residential Limited (with 2 personal guarantors) as Estate Agents** for a term of 10 years from 6th February 2016 at a current rent of **£20,000 per annum** exclusive.

Note: The flat is sublet at £20,040 p.a. (£1,670 pcm).

£20,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Booky Dubiner
Email: bd@bnllaw.co.uk

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'**



The Property