



## SITUATION

Located close to the junction with Eton Avenue in this established commercial parade which serves a densely populated residential area. The property is ½ mile from Sudbury Town Station (Piccadilly Line) and 2 miles from Wembley Park Station (Jubilee Line). The property is also within walking distance from Sudbury and Harrow Road Railway Station (Chiltern Railways) and the open spaces of Barham Park. Sudbury is located 11 miles north-west of central London and benefits from excellent transport links via the A40 and A406.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 19'4" Internal Width 14'1" Shop Depth 30'2" Built Depth 71'8" 2 WCs GIA Approx 960 sq ft	<b>Satkunarajah Shanmuganathan (Restaurant / Take Away)</b>	10 years from 8th June 2018	£11,500	FRI <b>Rent Review June 2023 (Outstanding)</b>
First Floor Flat	Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual</b>	99 years from 24th June 1988	£150	FRI <b>Valuable Reversion in 64 years.</b>
Second Floor Flat	Believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	<b>Individual</b>	99 years from 24th June 1988	£150	FRI <b>Valuable Reversion in 64 years.</b>
				<b>Total: £11,800</b>	

## PROPERTY

A mid terraced property comprising a **Ground Floor Restaurant** with separate front entrance to **2 Self-Contained Flats** on first and second floors.

The property benefits from a rear service road for unloading plus a rear fire escape staircase serving the first floor flat.

**Note: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.**

**£11,800** per annum

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

## Vendor's Solicitors

HCB Solicitors  
Tel: 020 8907 4366 Ref: David Jordan  
Email: davidjordan@hcbgroup.com

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