



SITUATION

Located close to the junction with Craven Park within this residential area and approx. 1/2 mile from the varied shopping facilities of the High Street. The area is served by Harlesden Station (Overground and Bakerloo Line).

Harlesden lies approximately 6 miles north-west of central London and 3 miles west of West Hampstead with easy access to the A406 North Circular Road which connects to the A40.

PROPERTY

A semi-detached **Commercial Building** on ground and first floors together with an **Adjoining Yard** with street frontage to Park Road.

ACCOMMODATION

Ground Floor

Area Approx. 430 sq ft¹

First Floor

Area Approx. 337 sq ft¹

Total Area Approx. 767 sq ft

Plus Adjoining Yard

Frontage 34'0"

Depth 35'0" (max)

¹Not inspected by Barnett Ross. Area taken from VOA.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 3rd September 2021 (thus having approx. 122¾ years unexpired) at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **Holyland Properties Services Limited (For Y/E 31/05/22, Turnover and Pre-Tax Profits were not reported, but Shareholders' Funds were £685,363)** for a term of 45 years from 22nd December 2022 (no tenant breaks) at a current rent of **£25,000 per annum exclusive**.

Rent Reviews 2032 and 5 yearly.

Note: The property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining possession and the necessary consents.

£25,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Debenhams Ottaway

Tel: 01923 857 171 Ref: Ruth Bolton

Email: rlb@debenhamsottaway.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'**

