



SITUATION

Located at the junction with St Mary's Road amongst a host of independent retailers, all serving the surrounding residential population and approx. 1/3 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.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Café, Mezzanine & Lower Ground	Ground Floor Shop/Café (46 covers) Gross Frontage 25'3" Internal Width 23'5" (max) Shop Depth 35'0" Mezzanine Area Approx. 745 sq ft Lower Ground Floor Area Approx. 551 sq ft ¹ WC	Banaadir Whole Saler Limited (Ground Floor – Café / Mezzanine Floor – Clothes & Accessories)	20 years from 30th April 2021 (excl. s24-28 of L & T Act 1954)	£20,000	FRI by way of service charge. Rent Reviews 2026 and 5 yearly. £5,000 Rent Deposit held.
Raised Ground Floor Flat (Flat C)	1 Bedroom, Living Room/Open Plan Kitchen, Bathroom/WC & Store Cupboard (GIA Approx. 500 sq ft)	2 Individuals	1 year from 12th July 2023	£19,200	AST. £1,600 Rent Deposit held.
First Floor Flat (Flat A)	1 Bed Flat (Area Approx. 473 sq ft ²)	London Strategic Housing Ltd	5 years from 21st March 2016	£13,553.04	Holding over.
Second & Third Floor Flat (Flat B)	2 Bed Flat (Area Approx. 893 sq ft ²)	London Strategic Housing Ltd	5 years from 21st March 2016	£15,720.96	Holding over.
				Total: £68,474	

¹Area taken from VOA.

²Not inspected by Barnett Ross. Area taken from EPC.

PROPERTY

An end of terrace corner building (former bank) comprising a **Ground Floor Corner Shop (currently used as Café) with Mezzanine and Lower Ground Floor** together with separate side access to **3 Self-Contained Flats (2 x 1 Bed and 1 x 2 Bed)** on raised ground, first, second and third floor levels.

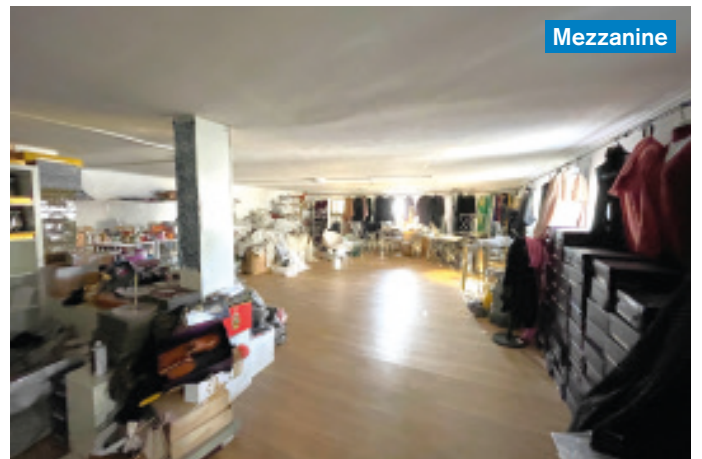
[Refer to Auctioneers for floor plans of the flats and the video tour of Flat C.](#)

FREEHOLD





Interior of Café



Mezzanine

£68,474 per annum

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

Vendor's Solicitors

Ingram Winter Green LLP
Tel: 020 7845 7400 Ref: Jahmaya Burke
Email: jahmayaburke@iwg.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'**