



SITUATION

Located close to the junction with Hay Lane within this well established retail parade amongst a variety of occupiers including **Costa, Betfred, Paddy Power, McDonald's Drive-thru**, a **Ford and Kia Dealerships** along with a number of independent retailers, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. ¾ mile distant and the area is served by numerous bus routes.

Colindale is a popular and sought after north-west London suburb currently benefitting from a major regeneration building programme approx. 8 miles from central London and with easy access to the M1 (Junctions 1 & 2) and the A406 North Circular Road.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'11" Internal Width 15'10" Shop Depth 34'2" Built Depth 40'11" WC	H. M. Nguyen (Nail Bar)	15 years from 1st April 2014	£12,000 (see Note 1)	FRI Note 1: The tenant is currently paying £10,000 p.a. with an agreed increase to £12,000 p.a. on 1st April 2024.
First & Second Floor Flat	Not inspected – believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC Plus Rear Yard & Garage	Individual(s)	99 years from 25th December 1986	£100 (rising to £200 p.a. in 2052)	FRI Valuable Reversion in approx. 61¾ years – see Note 2.
				Total: £12,100	

Note 2: A 3 bed flat at 267a Edgware Road sold for £330,000 in April 2021 (source: rightmove.co.uk).

Note 3: Nos. 271 & 275 Edgware Road are also being offered for sale in this auction – see Lots 2 & 4

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a service road to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Rear Yard** and a **Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

£12,100 per annum

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

Vendor's Solicitors

Keystone Law
Tel: 020 3319 3700 Ref: Graham Goldspink
Email: graham.goldspink@keystonelaw.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'**

