



## 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 Restaurant	Gross Frontage 16'11" Internal Width 15'6" Shop Depth 34'2" Built Depth 41'0" WC	<b>H. Kaya (Restaurant with personal guarantor) (t/a Frankie's)</b>	16 years from 25th May 2017	£15,000 (see Note 1)	FRI <b>Rent Reviews 2026 and 2031.</b> £6,058.28 Rent Deposit held. <b>Note 1: The tenant is currently paying £12,000 p.a. with an agreed increase to £15,000 p.a. on 1st April 2024</b>
First & Second Floor Flat	Not inspected		999 years from completion	Peppercorn	FRI
				<b>Total: £15,000</b>	

**Note 2: Nos. 271 & 273 Edgware Road are also being offered for sale in this auction – see Lots 2 & 3**

## PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** with separate rear access via a service road to a **Self-Contained Flat** on the first and second floors.

**The tenant of the Restaurant also trades from the adjoining unit (No. 277) which interconnects with No. 275 at ground floor level, but No. 277 is not included with the Freehold being offered.**

**VAT is NOT applicable to this Lot**

## FREEHOLD

**£15,000** 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@kestonelaw.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'**

