



### SITUATION

Close to the junction with Barnfield Road in this established shopping centre, adjacent to **Costa Coffee** and amongst such multiples as **Poundland, Paddy Power, Ladbrokes, Merkur Slots, Oxfam, Poundstretcher, Coral** and a host of established traders being within close proximity of Burnt Oak Underground Station (Northern Line). Burnt Oak is a popular north-west London suburb located approximately 9 miles from central London with good access to the M1 and M25 motorways.

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Large Self-Contained Flat** on first and second floors.

[Refer to the Auctioneers for the video tour of Flat 150a.](#)

**VAT is NOT applicable to this Lot**

### FREEHOLD

**Note: The adjacent property (No. 152) is also being offered for sale in this auction – see Lot 4.**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 150 (Ground Floor Shop)	Gross Frontage 18'6" Internal Width 17'9" Shop Depth 38'6" Built Depth 65'6" Sales Area Approx. 683 sq ft Store Area Approx. 337 sq ft WC <b>Total Area Approx. 1,020 sq ft</b>	<b>P. Bakhtani t/a Kabul Bazaar (Grocery &amp; Butchers)</b>	15 years from 8th June 2017	£20,000	FRI <b>Rent Review June 2022 (Outstanding) and 2027</b>
No. 150a (First & Second Floor Flat)	5 Rooms, Kitchen, Bathroom/WC <b>GIA Approx. 1,055 sq ft</b>	<b>Individual</b>	Regulated	£7,854	<b>The rent was last registered on 02/04/2012 and therefore it is low and well overdue for re-registration.</b>
				<b>Total: £27,854</b>	

### Vendor's Solicitors

Edwards Duthie Shamash  
Tel: 020 8514 9000 Ref: Micheal Bonehill  
Email: michael.bonehill@edslaw.co.uk

**£27,854** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

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'**



Interior View of Shop

