



SITUATION

Located on a prominent position on this established retail thoroughfare amongst a host of multiple retailers including **Marks & Spencer, Costa, Iceland, Boots, WH Smith** and **Tesco Express**.

Mill Hill Broadway Rail Station (Thameslink) is just a few hundred yards distant with direct access to King's Cross St Pancras International.

Mill Hill is a popular and affluent residential suburb situated some 10 miles north-west of central London with easy access to the M1 (Junction 4) and M25 (Junction 23).

PROPERTY

An end of terrace building comprising **2 Half Shops** together with a separate front entrance to a **Dental Surgery** on the first floor and **2 Self-Contained Flats** on the second and third floors.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 1977 at a peppercorn ground rent (thus having approx. 952½ years unexpired).

Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

£28,100 per annum

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

Vendor's Solicitors

Solomon Taylor & Shaw LLP
Tel: 020 7431 1912 Ref: Gillian Fairless
Email: gillian@solts.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 42a (Shop)	Internal Frontage 5'5" Internal Width 8'1" narrowing to 5'5" Shop Depth 40'1"	M. Aljatzri (Not trading – lease currently being assigned – March Quarter Rent fully paid)	15 years from 22nd March 2023	£19,000	Effectively FRI Rent Reviews 2028 and 2033. Tenant's Break 2028. £4,750 Rent Deposit held.
No. 42b (Shop)	Internal Frontage 7'1" Internal Width (max) 7'9" Shop Depth 33'0" Built Depth 49'9" WC (shared with shop 42a)	P. Sherify (Clothing alterations)	10 years from 29th February 2020 (excl. s.24–28 of L & T Act 1954)	£9,000	Effectively FRI Rent Reviews 2025 and 2030. £4,000 Rent Deposit held.
Dental Surgery (Flat 1 – 1st Floor)	Area Approx. 820 sq ft	2 Individuals	179 years from 30th September 1977	£50	FRI Rent rises by £25 p.a. every 25 years.
Flat 3 (Part 2nd Floor)	Not inspected	Individual(s)	125 years from 28th January 2002	£25	FRI Rent rises by £25 p.a. every 25 years.
Flat 3a (Part 2nd & 3rd Floors)	Not inspected	Individual(s)	125 years from 28th January 2001	£25	FRI Rent rises by £25 p.a. every 25 years.
				Total: £28,100	