*Guide: £500,000+
In same ownership for approx. 38 years. Take-Away & 2 Flats

6 week completion



SITUATION

Located close to the junction with Harlesden Gardens amongst a host of independent retailers, all serving the surrounding residential population and only 100 yards from the varied shopping facilities of the High Street.

The area is served by Harlesden Station and Willesden Junction Station (both 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.

PROPERTY

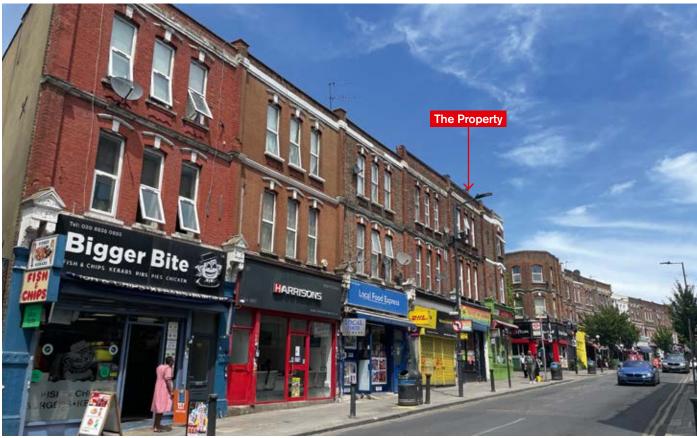
A mid-terrace building comprising a **Ground Floor Take-Away** with separate front access to 2 Flats (one of which is self-contained) on part ground, first and second floors with uPVC double glazing. In addition, the property includes a Rear Yard which has access to a pathway leading to Harlesden Gardens.

Note: Refer to the Auctioneers for the video tours of the flats. VAT is NOT applicable to this Lot **FREEHOLD**

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 18 (Ground Floor Take-Away)	Internal Width 13 narrowing at rear to 9	7'10" 8'1" 9'7" 0'11"	Tuckers Taste of the Caribbean Ltd (Caribbean Jerk & Oriental)	20 years from 23rd May 2022	£12,000 (rising to £12,500 in May 2025)	Effectively FRI Rent Reviews 2027 and 5 yearly. £12,000 Rent Deposit held.
No. 18a (Part Ground & First Floor Flat + Yard)	Flat not Self-Contained Ground Floor: Living Room, Kitchen First Floor: 3 Bedrooms, Bathroom, sep. WC GIA Approx. 790 sq ft + Rear Yard		Individual	Regulated	£4,536	EDR 08/03/2023
No. 18b (Second Floor Flat)	Self-Contained Flat acces First Floor of No. 18a 1 Bedroom, Living Room, Kit Bathroom/WC GIA Approx. 600 sq ft		Individual	1 year from 24th May 2010	£14,300	AST. Holding over. £700 Rent Deposit held.
					Total: £30,836	





£30,836 per annum

Vendor's Solicitors

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