



## 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.

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 18 (Ground Floor Take-Away)	Gross Frontage 17'10" Internal Width 13'1" narrowing at rear to 9'7" Shop Depth 30'11" External WC	<b>Tuckers Taste of the Caribbean Ltd (Caribbean Jerk &amp; Oriental)</b>	20 years from 23rd May 2022	£12,000 (rising to £12,500 in May 2025)	Effectively FRI <b>Rent Reviews 2027 and 5 yearly.</b> <b>£12,000 Rent Deposit held.</b>
No. 18a (Part Ground & First Floor Flat + Yard)	<b>Flat not Self-Contained</b> <b>Ground Floor:</b> Living Room, Kitchen <b>First Floor:</b> 3 Bedrooms, Bathroom, sep. WC <b>GIA Approx. 790 sq ft + Rear Yard</b>	<b>Individual</b>	Regulated	£4,536	<b>EDR 08/03/2023</b>
No. 18b (Second Floor Flat)	<b>Self-Contained Flat accessed via First Floor of No. 18a</b> 1 Bedroom, Living Room, Kitchen, Bathroom/WC <b>GIA Approx. 600 sq ft</b>	<b>Individual</b>	1 year from 24th May 2010	£14,300	AST. Holding over. <b>£700 Rent Deposit held.</b>
				<b>Total: £30,836</b>	

## 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**





**£30,836** per annum

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

**Vendor's Solicitors**

Sylvester Amiel Lewin & Horne LLP

Tel: 020 8446 4000 Ref: Jonathan Horne

Email: jonathanhorne@sylvam.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'**