SITUATION

Located between the junctions with Colindale Avenue and Colindeep Lane on the busy A5 Edgware Road, adjacent to **The Gym Group**, diagonally opposite a **KIA Dealership** and near to **KFC**, **McDonald's Drive-thru** and the **Colindale Retail Park**, all serving the surrounding residential population.

Colindale Underground Station (Northern Line) lies approx. ½ 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.

PROPERTY

Forming part of a modern development comprising a **Ground Floor Shop** currently partitioned to provide a salon area, 2 treatment rooms, staff room with shower, office and kitchen/laundry room.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'6"
Return Window Frontage	32'1"
Internal Width	24'2" (max)
narrowing at rear to	22'5"
Shop Depth	57'10"
WC	
GIA	Approx. 1,300 sq ft

VAT is applicable to this Lot

TENURE

Leasehold for a term of 125 years from 10th October 2013 (thus having approx. 114 years unexpired) **at a peppercorn ground rent.**

TENANCY

The property is let on a full repairing and insuring lease to **Mira's Beauty Ltd as a nail salon** (visit: www.laskabymira.mytreatwell. co.uk) for a term of 10 years from 10th July 2019 at a current rent of **£25,000 per annum** exclusive.

Note 1: The Tenant did not operate its July 2024 Break Clause and the rent was increased from £21,000 p.a. to £25,000 p.a. at the July 2024 Rent Review.

Note 2: There is a £12,600 Rent Deposit held which includes an amount equal to VAT in the sum of £2,100.

£25,000 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

Interior view

The Property