



**Pinner**  
**323/325 Rayners Lane**  
**Middlesex**  
**HA5 5EH**

- Freehold Shop/Residential Investment
- Flat let on a Regulated Tenancy
- Well established parade close to Rayners Lane Underground Station
- Rent Review 2014
- Total Current Rents Reserved  
**£20,592 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
 Freehold.

**Location**  
 Pinner is a densely populated suburb located 2 miles west of Harrow, 2 miles east of Ruislip and about 3½ miles north of Northolt and the A40 (Western Avenue). The area enjoys good rail communications with services to Central London (Marylebone) from Pinner Station and underground services from Rayners Lane.

The property forms part of an established parade of shops, at the junction of Imperial Drive and adjacent to Rayners Lane Station. Occupiers close by include Nationwide and a number of local traders and restaurants.

**Description**

The property is arranged on basement, ground and two upper floors to provide a shop unit currently trading as a barbers shop, together with a maisonette on the upper floors comprising five rooms, kitchen and bathroom. Access to the maisonette is from the front. The shop benefits from a yard and access at the rear from a service lane off Village Way.

**VAT**

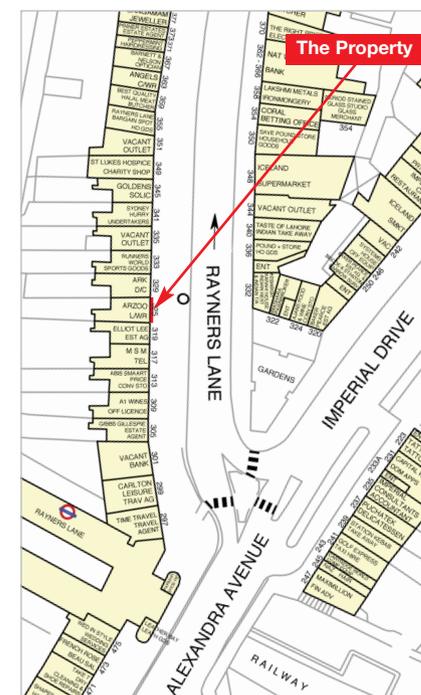
VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk)  
 In the subject box of your e-mail, please ensure that you enter Lot 4 Pinner.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
323	Mrs S Zaman (Guarantor Mr Zaman)	Gross Frontage (inc ent to upper parts) 6.00 m (19' 8") Net Frontage 4.00 m (13' 2") Shop & Built Depth 9.75 m (31' 11") Basement & Semi Basement	15 years from 06.07.09 Rent review every 5 year FR & I By way of service charge	£15,000 p.a.	Rent Review July 2014 Lessee break clause July 2014 on service of 6 months notice
325	Individual	First & Second Floor Maisonette comprising 5 Rooms, Kitchen, Bathroom	Registered rent at £466 p.c.m.	£5,592 p.a.	Re-registration January 2013

**Total £20,592 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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