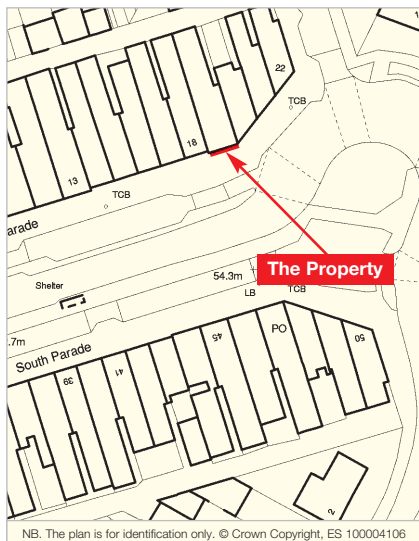
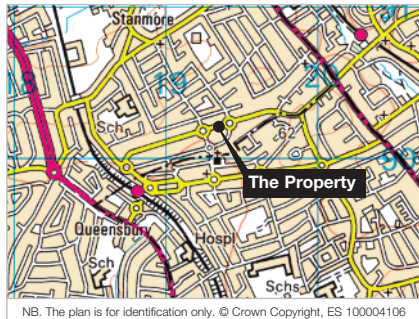


Edgware
19/19A North Parade
Mollison Way
Middlesex
HA8 5QH

- **Freehold Shop and Residential Investment**
- Comprises a shop and a large self-contained maisonette above
- Forming part of a large parade of shops serving the surrounding residential area
- Prosperous North-West London district
- No VAT applicable
- Rent Review October 2018
- Current Rent Reserved
£15,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Edgware is a prosperous and popular suburb situated on the A5, some 9 miles north of central London. Communications are good, with the A5 providing easy access to the M1/A41 (3 miles north) and rail services (Northern Line) at Edgware Station. The property forms part of a large parade of shops, situated in a predominantly residential area to the north-west of Edgware town centre. Queensbury Underground Station (to the west) and Burnt Oak Underground Station (to the east) are both within walking distance. Occupiers close by include a number of local traders.

Description
The property is arranged on ground and two upper floors to provide a lock-up shop unit, which is presently used as a private members club, together with a self-contained maisonette on the two upper floors, accessed from the rear. The maisonette is presently arranged as 2 units sharing an entrance. There is also a rear service road providing access to the shop.

The property provides the following accommodation and dimensions:

Gross Frontage	6.50 m	(21' 4")
Net Frontage	6.10 m	(20' 0")
Shop Depth	23.45 m	(76' 11")
Built Depth	26.80 m	(87' 11")
First Floor – Two Rooms, Kitchen, Shower Room/WC		

Second Floor not inspected
NB. Maisonette not inspected by Allsop.

Tenancy
The entire property is at present let to HM HALAL (t/a Nineteen Members Club) for a term of years from 29th September 2009 expiring 14th October 2028 at a current rent of £15,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We believe the maisonette is sublet to two tenants.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
Shop EPC Rating 94 Band D (Copy available on website).
For Maisonette EPC Rating please see website.

Viewings
We will endeavour to arrange a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 92 Edgware**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor B Dubiner Esq, Bude Nathan Iwanier. Tel: 0208 458 5656 e-mail: bd@bnilaw.co.uk
Joint Auctioneer G Hawkins Esq, Lee Baron. Tel: 0207 758 5634 e-mail: ghawkins@leebaron.com