



### Tenure

Freehold.

### Location

Kingsbury is a popular North London suburb located between Stanmore and Wembley, just to the east of Harrow.

The property is situated on the north side of Kingsbury Road on the corner of the junction with Berkeley Road, opposite the Kingsbury Underground Station (Jubilee Line).

Occupiers close by include Aldi, NatWest Bank, Coral, Ladbrokes, Santander, Costa, Bairstow Eves, Subway, J D Wetherspoon and a variety of local occupiers.

### Description

The property is arranged on ground and two upper floors to provide a ground floor takeaway restaurant with two self-contained flats above approached via a separate shared side external staircase.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. Splay)	6.95 m	(22' 9")
Net Frontage	5.0 m	(16' 5")
Return Net Frontage	2.85 m	(9' 4")
Shop Depth	8.75 m	(28' 8")
Built Depth	17.35 m	(56' 11")

First Floor Flat comprising 3 Rooms, Kitchen and Bathroom  
Second Floor Flat comprising 2 Rooms, Kitchen and Bathroom (1) (1) Not inspected by Allsop.

### Tenancy

The entire property is at present let to S SADIGHI for a term of 20 years from 25th March 2004 at a current rent of £37,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand both flats are sublet.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).

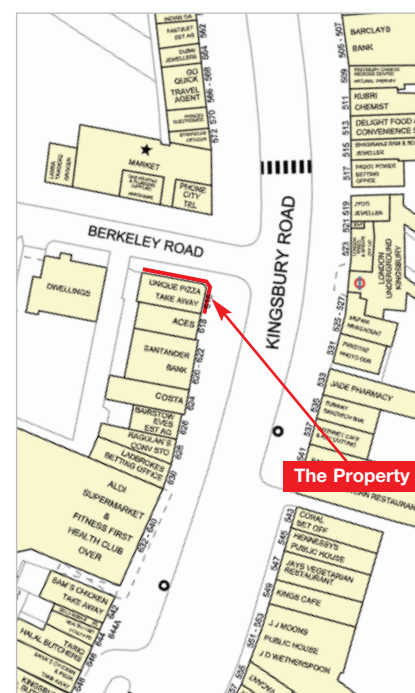
## London NW9

### 616 Kingsbury Road NW9 9HN

- **Prominent Freehold Shop Investment**
- Let on a lease expiring 2024
- No VAT applicable
- Two flats above
- Rent Review 2019
- Current Rent Reserved

**£37,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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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