



Tenure

Freehold.

Location

Hendon is a prosperous North London suburb, located some 7 miles from Central London in the London Borough of Barnet. The area is served by excellent road communications including the M1 Motorway, the A406 North Circular Road and the A41 Watford Way. Hendon Central provides further communications with Northern Line Underground Services.

The property is situated on the west side of Central Circus overlooking Hendon Way (A41) at its junction with Vivian Avenue. Hendon Central London Underground Station (Northern Line) is located on the opposite side of Hendon Way and is accessed via a subway.

Occupiers close by include NatWest, HSBC, KFC, Costa and Tesco Express.

Description

The property is arranged on ground and three upper floors to provide a ground floor takeaway shop together with 2 x one bedroom flats and 5 x studio flats which have been newly converted on the three upper floors and which are accessed from the front via a communal walkway.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Shop EPC Rating 85 Band D (Copy available on website).

Residential EPC Ratings please see website.

Viewings

A single flat will be available to view at a fixed time each week prior to the auction. For further information please email your full details to: viewings@allsop.co.uk. In the subject box of your email please ensure you enter **Lot 96 Hendon**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Sheermans Ltd (Domino's Franchisee) (1)	Gross Frontage 6.4 m Net Frontage 6.0 m Shop Depth 13.15 m Built Depth 15.3 m	10 years from 29.06.2010 Rent review in the 5th year Effectively FR & I	£23,000 p.a.	Rent Review 2015 (2)
First, Second and Third Floors	London Borough of Barnet (3)	First and Second Floors – 2 x One Bedroom Flats and 5 x Studio Flats	3 years from completion of the lease FR & I	£93,912 p.a.	

(1) Website Address: www.dominos.co.uk. For the year ended 31st July 2014, Sheermans' Ltd reported a turnover of £14.854m, a pre-tax profit of £1.182m, shareholders' funds of £6.25m and a net worth of £6.18m. (Source: riskdisk.com 08.06.2015.)

(2) Negotiations are in hand to review the rent, notice has been served at £25,000 p.a. and to extend the lease for a further 10 years.

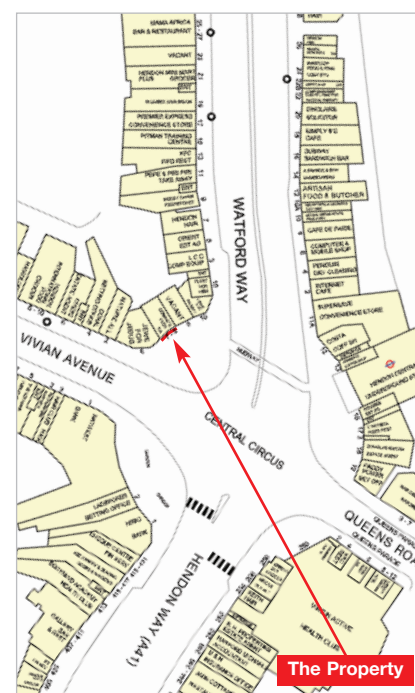
(3) The upper parts are currently being converted and the letting to the London Borough of Barnet has not been completed. Conversion of the property and completion of the lease will take place prior to completion of the sale.

Total £116,912 p.a.

London NW4 7/8 Central Circus Hendon NW4 3JS

- **Freehold Takeaway Shop and Residential Investment**
- Ground floor takeaway shop t/a Domino's
- Upper floors comprise 2 x one bedroom flats and 5 x studio flats which are let to the London Borough of Barnet
- Shop Rent Review Outstanding
- No VAT applicable
- Total Current Rents Reserved
£116,912 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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