

**Northwood**  
**130 Pinner Road**  
**Middlesex**  
**HA6 1BP**

- **Leasehold Shop Investment**
- Located in affluent and densely populated residential area
- Forms part of an established retail parade on A404
- Reversion 2016
- Current Rent Reserved  
**£6,000 pa**



**Tenure**

Leasehold. Held for a term of 189 years from 24th June 1985 (thus having some 159 years unexpired) at a peppercorn ground rent.

**Location**

Northwood is an affluent suburb located some 16 miles north-west of London, 3 miles south-east of Rickmansworth and a mile to the north-west of Pinner. The area is served by the A404, providing access to Junction 18 of the M25 motorway, as well as the London Underground (Metropolitan Line).

The property is situated in an established parade on the north side of Pinner Road (A404) in a predominantly residential area, close to the junction with the High Street (A4125). Both Northwood Hills (c.800m) and Northwood (c.1,000m) Underground Stations (both Metropolitan Line) are close by.

**Description**

The property is arranged on ground floor only to provide a lock-up shop. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.65 m</b>	<b>(18' 6")</b>
<b>Net Frontage</b>	<b>5.10 m</b>	<b>(16' 9")</b>
<b>Shop and Built Depth</b>	<b>8.60 m</b>	<b>(28' 3")</b>

**Tenancy**

The property is at present let to LONDON SUPPS LTD for a term of 3 years from 4th March 2013 at a current rent of £6,000 per annum. The lease contains full repairing and insuring covenants. There is a rent deposit of £1,350 held.

**Tenant Information**

London Supplements presently trade from four shops within the M25 and specialise in nutritional supplements. They are projecting to open 10 locations within the next 2 years. (Source: [www.londondsupplements.co.uk](http://www.londondsupplements.co.uk))

**VAT**

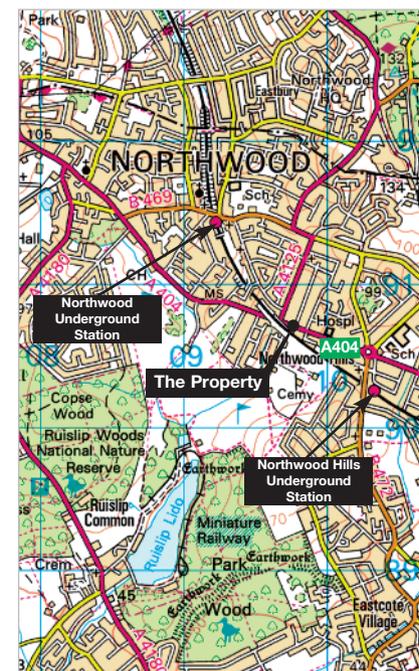
VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.



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