

Edgware

293 Hale Lane

Middlesex

HA8 7AX

- **Freehold Shop and Residential Ground Rent Investment**
- Forming part of a parade of shops serving the surrounding residential area
- Shop let until 2031 (no breaks)
- Prosperous North West London district
- No VAT applicable
- Total Current Rents Reserved **£21,250 pa⁽¹⁾**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Edgware is a prosperous and popular suburb situated on the A5, some nine miles north of central London. Communications are good, with the A5 providing easy access to the M1/A41 (three miles north) and rail services (Northern Line) at Edgware Station. Edgware Station is within 0.2 miles distance.
The property is situated on the south side of Hale Lane, opposite its junction with The Drive and Tesco Express, to the north-west of Edgware town centre.
Occupiers close by include Tesco Express, Edgware Library, NatWest and Nationwide Building Society, amongst a variety of other traders.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop arranged as a convenience store with storage at the rear. The upper floors comprise a self-contained maisonette, which will be sold off on a long leasehold interest.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Hadar Edgware Limited	Gross Frontage 5.15 m (16' 10") Net Frontage 4.55 m (14' 11") Shop Depth 15.90 m (52' 2") Built Depth 24.05 m (78' 10") Ground Floor 102.25 sq m (1,101 sq ft)	15 years from 01.07.2016 Rent review every 5th year Effectively FR & I	£21,000 p.a. (1)	Rent Review 2021
Upper Floors	To be confirmed on completion	First and Second Floor Maisonette	125 years from completion	£250 p.a.	Doubling every 50 years

(1) The current rent is £18,000 per annum. There is a fixed increase to £21,000 per annum on 31st June 2017.

Total £21,250 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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