

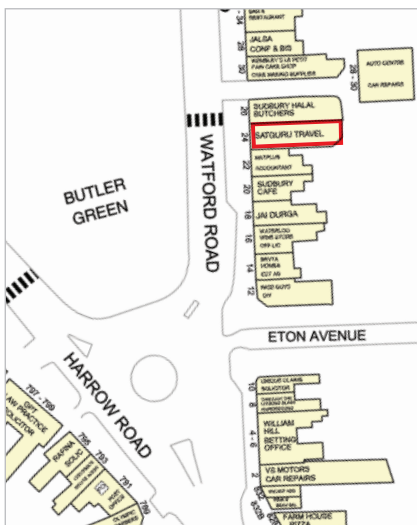
Wembley

24/24A Watford Road Middlesex HA0 3EP

- **Freehold Shop Investment**
- Comprising a shop with separately let upper floors
- Located in an established neighbourhood parade 300m from Sudbury & Harrow Rail Station and 700m from Sudbury Town Underground Station (Piccadilly Line)
- Overlooking Butlers Green
- No VAT applicable
- Shop Rent Review 2022
- Current Rent Reserved
£52,600 pa

By Order of Executors

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Wembley is a densely populated London suburb, located approximately 8 miles to the north-west of Central London. The area is well served by road and rail, being a short distance from both the North Circular Road (A406) and Western Avenue (A40), as well as having London Underground (Bakerloo and Piccadilly Lines) and Overground Rail services via Wembley Central and Alpertown Underground stations. Wembley Stadium and Wembley Arena are about one mile to the north.

The property is situated in an established neighbourhood parade on the east side of Watford Way (A404), close to its junctions with Harrow Road (A4005) and overlooking Butlers Green.

Occupiers close by include William Hill, Post Office and Betfred, amongst a range of local traders. The property is some 300 metres

from Sudbury and Harrow Road Rail Station (12 minutes to London Marylebone) and 700m from Sudbury Town Underground Station (Piccadilly Line).

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with separately let upper floors.

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

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
24	Satguru Travel & Tourism Limited (1)	Gross Frontage 4.90 m (16' 1") Net Frontage 4.50 m (14' 9") Shop Depth 9.05 m (29' 8") Built Depth 12.00 m (39' 4") Ground Floor 57.15 sq m (615 sq ft)	12 years from 01.06.2018 Rent review every 4th year Effectively FR & I	£16,000 p.a.	Rent Review 2022 Reversion 2030
Unit A	Individual	First Floor – Room, Kitchen, Bathroom	12 Month Assured Shorthold Tenancy from 04.06.2018	£11,400 p.a.	Reversion 2019
Unit B	Individual	First Floor – Room, Kitchen, Bathroom	12 Month Assured Shorthold Tenancy from 18.06.2018	£11,400 p.a.	Reversion 2019
Unit C	Individual	Second Floor – Room, Kitchen/Living Room, Bathroom	12 Month Assured Shorthold Tenancy from 02.06.2018	£13,800 p.a.	Reversion 2019

(1) Satguru Travel and Tourism is a subsidiary of Satguru Travels (Africa), which was established in 1989 and is one of the largest travel management companies in Africa. Website: www.satgurutravel.co.uk

Total £52,600 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

Seller's Solicitor Mrs V Sood, Harold Benjamin. Tel: 0208 872 3028 e-mail: varsha.ood@haroldbenjamin.com