



London NW4 2 Central Circus NW4 3JS and 27A Park Mansions NW4 3LN Hendon

- Freehold Shop and Residential Investment
- Shop let to Ladbrokes Betting & Gaming Ltd
- Maisonette let on an Assured Shorthold Tenancy
- Shop Rent Review 2016
- VAT is not applicable
- Total Current Rents Reserved
£57,200 pa

SIX WEEK COMPLETION AVAILABLE

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 Underground Station provides further communications with Northern Line services.

The property is situated on the south-west side of Central Circus overlooking Hendon Way (A41) at its junction with Vivian Avenue. Hendon Central Underground Station (Northern Line) is located opposite, on the other side of Central Circus.

The property adjoins NatWest and HSBC Banks and other occupiers on Central Circus include Domino's, Coral, Costa, Paddy Power and Virgin Active.

Description

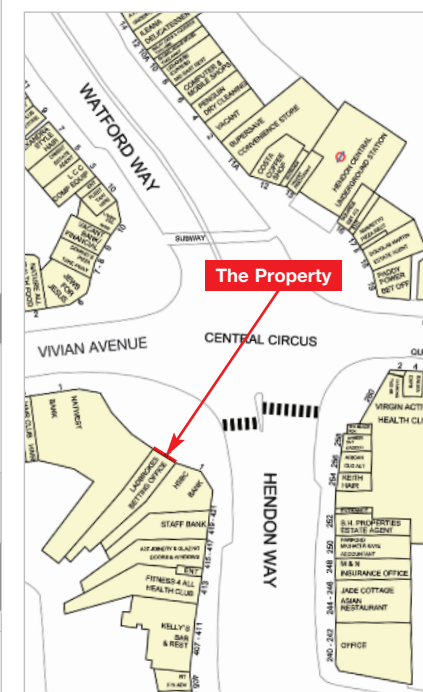
The property is arranged on ground and two upper floors. The ground floor provides a betting office, whilst the upper floors comprise a self-contained maisonette. Access to the maisonette is from the front, via a communal entrance in between 413-415 Hendon Way, which leads to a first floor front walk way.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
Shop EPC Rating 80 Band D (Copy available on website).
Maisonette EPC Rating 50 Band E (Copy available on website).

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 91 Hendon**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Ladbrokes Betting & Gaming Limited (1)	Gross Frontage 6.75 m (22' 2") Net Frontage 5.60 m (18' 5") Shop Depth 25.4 m (83' 4") Built Depth 32.35 m (83' 4") Ground Floor sales, staff storeroom and customer WC 143.3 sq m (1,524 sq ft)	15 years from 07.11.2011 Rent review every 5th year Tenant option to break 2021 IR & I	£35,000 p.a.	Rent Review November 2016
Maisonette	Individuals	First and Second Floor Maisonette First Floor 2 Rooms, Kitchen Second Floor 3 Rooms, Bathroom, WC	Assured Shorthold Tenancy for 1 year from 29.08.2015 at a rent of £1,850 p.c.m.	£22,200 p.a.	

(1) Website: www.ladbrokes.com. For the year ended 31st December 2014, Ladbrokes Betting & Gaming Limited reported a turnover of £824.322m, a pre-tax profit of £57.141m, shareholders' funds of £1,869.535m and a net worth of £1,096.567m. (Source: riskdisk.com 06.04.2016.)

Total £57,200 p.a.