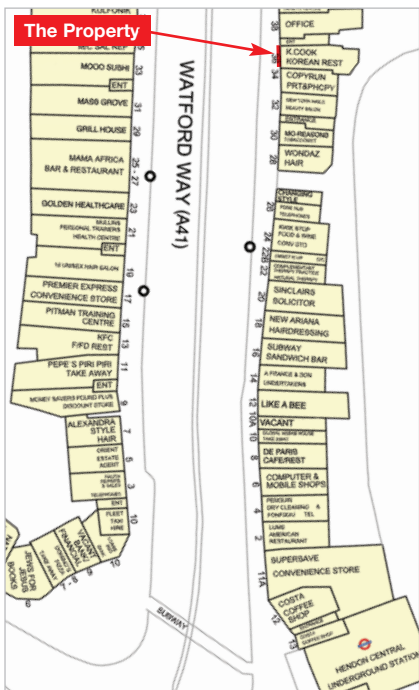


**London NW4**  
**36 Watford Way**  
**Hendon Central**  
**NW4 3AL**

- **Virtual Freehold Restaurant Investment**
- Popular London suburb
- Main road location close to Hendon Central Underground Station
- Lease expires in 2026 (no breaks)
- Outstanding Rent Review 2016. Vendor has served notice at £20,000 pa
- VAT not applicable
- Current Gross Rent Reserved **£15,000 pa**



**Tenure**

Leasehold. Held for a term of 999 years from 25th March 2011 (thus having some 993 years unexpired) at a peppercorn ground rent.

**Location**

Hendon is a prosperous North London suburb located some 7 miles from Central London. Communications are good, the locality being served by the M1 Motorway, the A406 (North Circular Road) and the A41 (Watford Way), whilst Hendon Central provides Northern Line Underground services.

The property is situated in an established retail parade on the east side of the Watford Way (A41), within 150 metres north of Central Circus and Hendon Central Tube Station (Northern Line). Brent Cross Shopping Centre and the A406 North Circular Road are to the south and the A41 (Watford Way) provides access to the M1 Motorway (Junction 2) a short distance to the north.

Occupiers close by include Costa Coffee, KFC, Subway, Premier convenience store and a number of local occupiers.

**Description**

The property is arranged on ground floor only to provide a ground floor restaurant, forming part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.50 m</b>	<b>(18' 0")</b>
<b>Net Frontage</b>	<b>4.90 m</b>	<b>(16' 0")</b>
<b>Shop and Built Depth</b>	<b>17.35 m</b>	<b>(56' 10")</b>

**Tenancy**

The property is at present let to JAE CHUL BAEK for a term of 15 years from 1st November 2011 at a current rent of £15,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The 2016 rent review is outstanding and the Vendor has served notice at £20,000 per annum.

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.