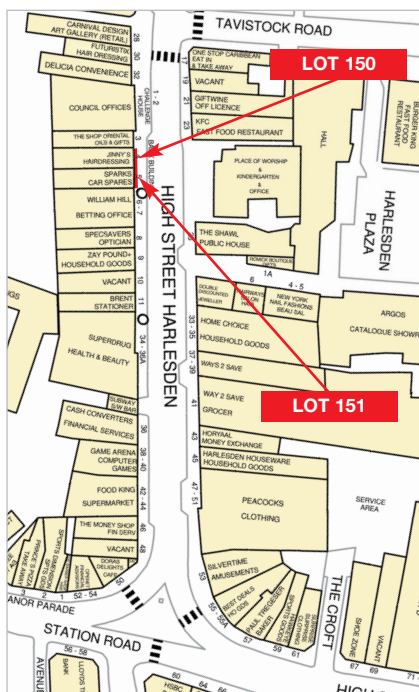


London NW10 **4 & 5 Bank Buildings** **High Street** **Harlesden** **NW10 4LT**

- **Virtual Freehold Shop Investments**
- Densely populated North-West London suburb
- To be offered as two lots
- Situated adjacent to William Hill
- Rent Reviews from 2016
- Total Current Rents Reserved **£48,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Each to be held on a new lease for a term of 999 years from completion at a fixed ground rent of a peppercorn.

Location

Harlesden is located approximately 5 miles from Central London and 2 miles west of Kilburn. It has a district population of 263,000 and is located within the London Borough of Brent. Communications are good with the A406 (North Circular) approximately 0.5 miles to the west, which connects with the A40. Willesden Junction Underground Station is a short walk to the south.

The properties are situated in the centre of Harlesden on the west side of the High Street (A404) to the north of its junction with Station Road (A4000).

Occupiers close by include William Hill (adjacent), SpecSavers, Superdrug, Cash Converters, Peacocks, KFC, Co-operative Funerals and a wide variety of local traders.

Description

The properties are arranged on ground and basement only and form part of a larger building, the remainder of which does not form part of the property to be sold.

VAT

VAT is applicable to these lots.

Documents

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

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
150	4	A Hussain (1) (t/a Jinny's Flair For Hair)	Gross Frontage 5.45 m Net Frontage 3.90 m Shop & Built Depth 20.91 m Basement 48.95 sq m	(17' 10") (12' 9") (68' 7") (527 sq ft)	10 years from 11.06.12 Rent review every 4th year FR & I by way of service charge	£25,000 p.a. Rent Review 2016
151	5	S Patel (t/a Sparks)	Gross Frontage 5.55 m Net Frontage 4.75 m Shop & Built Depth 20.80 m Basement 56.30 sq m	(18' 3") (15' 7") (68' 3") (606.03 sq ft)	11 years from 19.06.12 Rent review every 5th year FR & I by way of service charge	£23,000 p.a. Rent Review 2017

(1) The lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II NB. Both tenants have been in occupation since 2004.

Lots 150 & 151 Total £48,000 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 S Atkinson Esq, Solomon Taylor & Shaw. Tel: 0207 431 1912 Fax: 0207 794 7485 e-mail: scott@solts.co.uk