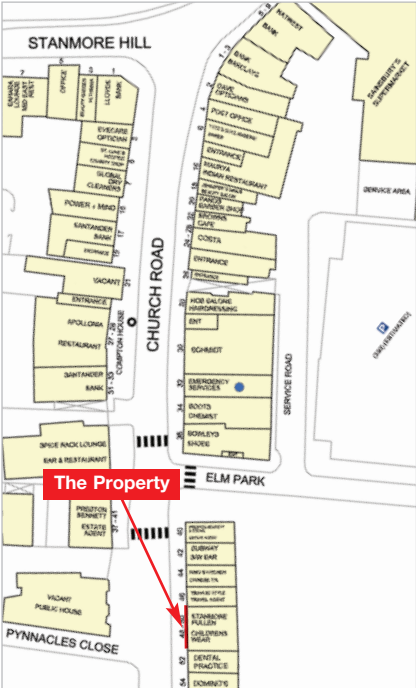


Stanmore
48-50 Church Road
Middlesex
HA7 4AH

- **Freehold Shop and Ground Rent Investment**
 - Shop let to Lyons School Shop Ltd on a lease expiring in 2028 (1)
 - Three residential ground rents
 - No VAT applicable
 - Shop Rent Review 2023
 - Total Current Rents Reserved
- £40,750 pa**
- SIX WEEK COMPLETION AVAILABLE**



Tenure
Freehold.

Location
Stanmore is a densely populated residential suburb some 11 miles north-west of Central London in the London Borough of Harrow. The area benefits from its close proximity to the M1 Motorway (Junction 4) approximately 1½ miles to the north and Stanmore Underground Station (Jubilee Line). The property is situated on Church Road, close to its junction with Elm Park, in an established retail area approximately 1 mile east of Stanmore Underground Station. Occupiers close by include William Hill, Domino's, Boots, Subway, Santander, Costa Coffee and Sainsbury's amongst others.

Description
The property is arranged on ground and two upper floors to provide a double fronted shop with three self-contained flats above which have been sold off. Access to the flats is from the rear of the property.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
48	Lyons School Shop Ltd (1) (www.uniform4kids.com)	Gross Frontage	12.2 m	(40' 0")	15 years from 01.11.2013 (2) Rent review every 10th year FR & I (3)	£40,000 p.a.	Rent Review 2023
		Net Frontage	10.45 m	(34' 4")			
		Shop and Built Depth plus Garage (3)	11.55 m	(37' 10")			
48A, 50A, 50B	Simpgate Ltd	2 x First Floor Flats 1 x Second Floor Flat			3 x 125 years from 01.01.2015	£750 p.a. (combined) and rising £150 (combined) every 25 years	Reversions 2140

(1) For the year ended 29th February 2016, Lyons School Shop Ltd reported a net worth of £637,628. (Source: Experian 14.09.2016.)

(2) There is a tenant's option to determine the lease in 2023.

(3) The garage is not let on a full repairing and insuring basis.

Total £40,750 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 Jaymini Ghelani, Axiom Stone. Tel: 0208 951 6984 e-mail: jg@axiomstone.co.uk