

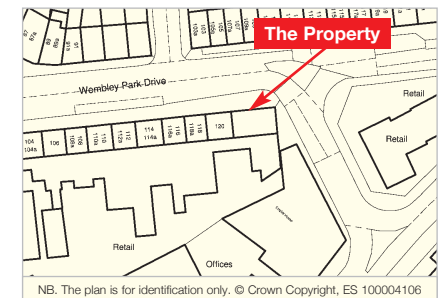
Wembley

122, 124 and 126 Wembley Park Drive, Middlesex HA9 8HP

- **Three Freehold/Leasehold Buildings**
- Internally arranged to provide a total of Three Interconnecting Ground Floor Retail Units, 2 x Self-Contained Two Bedroom Flats and a First Floor Office Unit above
- The Three Interconnecting Retail Units and First Floor Office Unit are Vacant
- The Flats are subject to an Occupancy on Terms Unknown
- Together with Parking to the Rear
- To be offered Collectively as One Lot

On the instructions of V Liddell MRICS
and A Kisby MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

allsop



Seller's Solicitor

Messrs Foot Anstey LLP (Ref: A. Tesdale).
Tel: 0117 915 4622.
Email: amy.tesdale@footanstey.com

Freehold/Leasehold Building



Tenure

Unit 126 is held Freehold. Unit 126 is subject to a reversionary lease dated 22nd December 2011. The Receivers understand this lease expired in 2017. The Receivers will apply for the lease registered under title number AGL248729 to be removed from the title but are unable to guarantee this will happen prior to completion.

Units 122 and 124 are held Leasehold. Each unit is for a term of 99 years from 25th March 1933 (thus having approximately 14 years unexpired) at a ground rent of £35 per annum each.

Location

The property is situated on the south side of Wembley Park Drive, to the south of its junction with Elmside Road. Local shops and amenities are available along Wembley Park Drive and along Fulton Road to the south-east. London Underground services (Jubilee and Metropolitan

Lines) run from Wembley Park Station approximately 0.2 miles to the north-east. The A479 and A404 are close by and provide access to the North Circular Road (A406) and Western Avenue. The open spaces of Fryent Country Park are to the north.

Description

The property comprises three terrace buildings internally arranged to provide three interconnecting ground floor retail units, two self-contained two bedroom flats and an office unit above. The property benefits from parking to the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Unit	Floor	Accommodation	Size sq m	(sq ft)	Terms of tenancy
122	Ground	Retail Unit – Gross Frontage 39.8 m (130' 6")	46.36 sq m	(499 sq ft)	Vacant
122A	First	Flat	52.02 sq m	(560 sq ft)	The Receivers understand the property is subject to an occupation on terms unknown
124	Ground	Retail	57.60 sq m	(620 sq ft)	Vacant
124A	First	Flat	52.02 sq m	(560 sq ft)	The Receivers understand the property is subject to an occupation on terms unknown
126	Ground	Retail	80.17 sq m	(863 sq ft)	Vacant
	First	Three Offices/Store/WCs	43.94 sq m	(473 sq ft)	Vacant

NB. The vacant units have been internally inspected by Allsop. The measurements have been obtained from a Valuation Report.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.