

# Edgware

## 50/50A South Parade Mollison Way Middlesex HA8 5QL

- **Freehold Shop and Residential Investment**
- Comprises a shop and a large self-contained maisonette
- Forming part of a large parade of shops serving the surrounding residential area
- Prosperous North-West London district
- No VAT applicable
- Shop Rent Review February 2017
- Total Current Rents Reserved

**£18,400 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Edgware is a prosperous and popular suburb situated on the A5, some 9 miles north of central London. Communications are good, with the A5 providing easy access to the M1/A41 (3 miles north) and rail services (Northern Line) at Edgware Station. The property forms part of a large parade of shops, situated in a predominantly residential area to the north-west of Edgware town centre. Queensbury Underground Station (to the west) and Burnt Oak Underground Station (to the east) are both within walking distance. Occupiers close by include Coral and a number of local traders.

**Description**  
The property is arranged on ground and two upper floors to provide a lock-up shop unit together with a large self-contained maisonette, which is approached via a staircase at the side/rear.

**VAT**  
VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
Shop EPC Rating 143 Band F (Copy available on website).  
For Maisonette EPC Rating please see 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](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 73 Edgware**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
No.50 Shop	N Kenkarajan (t/a (A) Day Fresh)	Gross Frontage 6.80 m Net Frontage 6.20 m Shop Depth (Max) 12.95 m Built Depth 19.60 m	(22' 4") (20' 4") (42' 6") (64' 4") 10 years from 06.02.2008 Rent review every 3rd year FR & I	£10,000 p.a.	Rent Review February 2017
No.50A Maisonette	N Kenkarajan	First Floor – 2 Rooms, Reception/Kitchen Second Floor – 2 Rooms, Bathroom	Assured Shorthold Tenancy from 01.10.2013	£8,400 p.a.	Holding over on an Assured Shorthold Tenancy

**Total £18,400 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  
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