

**Edgware**  
**Flats A (Lot 55),**  
**B (Lot 56) and**  
**C (Lot 57),**  
**91 and 93A (Lot 58)**  
**High Street,**  
**Greater London**  
**HA8 7DB**

- **Four Leasehold Self-Contained Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Individually as Four Separate Lots
- Total Current Gross Rent Reserved **£39,600 per annum (equivalent)**  
**From Lots 55-58**

**To View**

Lots 55-58 will be open for viewing every Tuesday and Thursday (starting Thursday 6th July) before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: JD).

**Seller's Solicitor**

Messrs Brechers (Ref: Mark Kingsley).  
 Tel: 0207 563 1598.  
 Email: mkingsley@brecher.co.uk



**Tenure**

Leasehold. Each flat is to be held on a new lease for a term of 150 years from completion at an initial ground rent of £200 per annum.

**Location**

High Street Edgware (A5) is the continuation of Stonegrove, which runs off Spur Road. The property is situated on the west side of High Street, close to its junction with Station Road. Extensive shops and restaurants, including The Broadwalk Shopping Centre, are available. Northern Line Underground services run from Edgware Station. The open spaces of Stonegrove Park and Canons Park are within reach. Access to 93A High Street is via an entrance adjacent to No.61 Mead Road.

**Description**

The property comprises four self-contained flats, situated within a mid terrace building arranged on ground, first and second floors. The flats will be offered individually as four separate lots.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

Lot	No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
55	91A	First	Reception Room with Integral Kitchen, Bedroom, Shower Room, WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st January 2016 (holding over)	£9,000 p.a.
56	91B	First	Reception Room with Integral Kitchen, Bedroom, Shower Room, WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st January 2016 (holding over)	£9,600 p.a.
57	91C	First	Reception Room with Integral Kitchen, Bedroom, Shower Room, WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 7th March 2016 (holding over)	£10,800 p.a.
58	93A	Ground	Reception Room with Integral Kitchen, Bedroom, Shower Room, WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st January 2016 (holding over)	£10,200 p.a.

**INVESTMENT – Four Leasehold Flats**

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.allstop.co.uk](http://www.allstop.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.