

Lot 30

107 Burnt Oak Broadway,
Edgware, Middlesex HA8 5EN

GUIDE PRICE: £450,000



**FREEHOLD SHOP AND UPPERS INVESTMENT
WITH YARD**

This mid terraced brick constructed building is situated on the west side of the Edgware Road (A5) in the heart of Burnt Oak. The area is occupied by numerous local traders and national operators including Santander, Ladbrokes and Corals. The commercial element has been let on a 20 year full repairing and insuring lease with 5 yearly rent reviews at an initial passing rent of £23,500 pa. This lease commenced in September 2009 and there is a six month rent deposit in place. The upper part is a two bedroom, one reception room flat that is let on an Assured Shorthold Tenancy at a rent of £800 pcm (£9,600 pa). We understand that the initial 12 month term has passed and that the tenant is holding over on the original terms. To the rear of the property is a yard that includes 4 parking spaces. The property is sold with the benefit of the investment income and will be of interest to investment purchasers.

ACCOMMODATION

Shop sales area: approx. 970 sq ft, kitchen, access to rear yard and parking

Upper part consists of two bedrooms, living room, kitchen, bathroom/WC

TENURE

Freehold

LOCAL AUTHORITY

Harrow Council 020 8862 5611

Council Tax Band: Flat 107a: B

VENDORS SOLICITORS

Mr M Cohen, Porter Crossick Solicitors

8a – 10a Kilburn Bridge, London NW6 6HT, 020 7625 4424

VIEWING TIMES

By appointment through the Auctioneers