

**Lot 25, 37 Watling Avenue, Burnt Oak, London,
HA8 0LF**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Includes Ground Floor Retail Shop and 2 x Self Contained Flats
- Popular North West London Location
- 100m from Burnt Oak Underground Station
- Nearby occupiers include Greggs, Savers, TSB Bank and Subway

Auction
17/Feb/2022

Lot
25

Status
Available

Rent
£86,000 per Annum Exclusive

Auction Venue
Live Streamed Auction

Sector
High Street Retail/Residential

Location

Miles 10 miles north-west of Central London
Roads A1, A5, A406, A41, M1 (Junction 1), M25
Rail Burnt Oak Underground Station (Northern Line)
Air London Heathrow Airport, London Luton Airport

Situation

The property is prominently located on the north side of the busy Watling Avenue, in the popular North West London suburb of Burnt Oak. Nearby occupiers include Greggs, Savers, TSB Bank, Subway and an eclectic mix of local traders.

Tenure

Freehold.

Description

The property comprises ground floor retail accommodation with 2 x two bedroom self-contained flats on the first and second floors. The flats are accessed from a separate entrance at the front of the property.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

EPC

Band C.

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	110.01 sq m	(1,184 sq ft)	INDIVIDUAL t/a Leonie's Hair and Beauty	Let for a term of 10 years from 01/10/2018	£50,000	(30/09/2028)
First	Ancillary	1 x 2 bedroom flat		INDIVIDUAL	Let on an Assured Shorthold Tenancy Agreement for a term of 3 years from 12/06/2019	£18,000	(11/06/2022)
Second	Ancillary	1 x 2 bedroom flat		INDIVIDUAL	Let on an Assured Shorthold Tenancy Agreement for a term of 3 years from 12/06/2019	£18,000	(11/06/2022)
Total Approximate Commercial Floor Area		110.01 sq m	(1,184 sq ft) (1)			£86,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

(2) The rent reserved under the Assured Shorthold Tenancy is £1,400 per calendar month. The rent shown above has been annualised.

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