



SITUATION

Located close to the junction with New North Road within this well established retail parade which includes a **Post Office, Costcutter** and **William Hill**, only a short distance from Upper Street, serving the surrounding residential area and diagonally opposite Essex Road Mainline Station. Islington is a very fashionable and sort after mixed commercial and residential area conveniently situated midway between the West End and City.

PROPERTY

Forming part of a terraced retail parade comprising a **Ground Floor Shop and Basement.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	15'7"
narrowing at rear to	12'0"
Shop & Built Depth	31'2"

Basement

Storage Area	Approx 335 sq ft
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st October 2007 at peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to H Eroglu as a Fruit & Veg/Grocery shop for a term of 9 years from 24th June 2010 at a current rent of **£13,600 per annum** exclusive.

Rent Reviews 2013 & 2016

Note 1: The tenant has been in occupation for approximately 6 years.

Note 2: There is a £3,371.90 deposit held.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£13,600 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Hamblins LLP – Tel: 020 7355 6000
Ref: Ms Yvonne Raymond – Email: yraymond@hamblins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts