



SITUATION

Located in this prominent position at the junction with Swain's Lane and Highgate Road and the entrance to Parliament Hill Fields. Neighbouring commercial traders comprise mainly Restaurant and Cafe units as well as fashionable shops serving this upmarket residential area.

PROPERTY

Part of an attractive Victorian building comprising a **Ground Floor Shop** with internal access to a **Lower Ground Floor** and benefitting from gas fired central heating.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 21'0"
Internal Width 18'1"
Shop Depth 18'7"
Plus 11'3" deep front forecourt

Lower Ground Floor

3 Treatment Rooms Area Approx 375 sq ft
2 WCs
Vaults (Laundry Area) Area Approx 100 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st October 2011 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Mrs Y Kamani (Health, Beauty & Hairdressing)** for a term of 10 years from 24th June 2004 at a current rent of **£17,500 per annum** exclusive.



£17,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

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