



6 WEEK COMPLETION

SITUATION

Located close to the junction with Baron Street in the centre of this established street market (open every Tuesday to Sunday) serving the large surrounding residential area. Nearby multiple retailers include **McDonald's, William Hill, Iceland, Subway, Marks & Spencer** and the **N1 Shopping Centre**.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'3" Internal Width 11'0" widening at rear to 14'9" Shop & Built Depth 54'1" WC	Kavoos Kavoossian (Camping, footwear & outdoor wear) See Note	20 years from from 25th May 2012	£19,500	FRI Rent Reviews 2017 and 5 yearly Tenant's Breaks 2022 and 2027
First and Second Floor Maisonette	Not inspected	2 Individuals	99 years from 25th December 1993	£100	FRI Rent doubles every 33 years Valuable Reversion in approx. 80½ years
TOTAL				£19,600	

PROPERTY

A mid terraced property within the Chapel Market/Penton Street Conservation Area comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Maisonette** on the first and second floors.

FREEHOLD

Note: The shop lessee was currently fitting out at the time of printing and he is due to commence trading imminently.

£19,600 per annum Plus Valuable Reversion

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
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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