



SITUATION

Occupying a desirable position in the heart of this busy parade amongst a variety of restaurants, cafes and established shops including **HSBC, Waitrose, NatWest, Boots, Santander** and **Pizza Express**. Totteridge and Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station are both in walking distance.

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with a trap door to a **Basement** together with separate rear access by way of a service road from St Margaret's Avenue to **4 Self-Contained Flats**. In addition there is rear car parking for up to 4 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 20'9" Internal Width 18'3" Shop Depth 28'5" Basement Area Approx 190 sq ft WC	A Muhammed (Convenience Store)	15 years from 14th November 2005	£13,500	FRI Rent Reviews 1st June 2012 (no action yet taken) and 2017.
Flat A (Rear First Floor)	Living Room/Kitchen, Bedroom with en-suite Shower Room/WC (Area Approx 432 sq ft)	VACANT Previously let at £11,160 p.a. May be re-let before the Auction			
Flat B (Front First Floor)	Living Room/Kitchen, 2 Bedrooms, one with en-suite Bathroom/WC (Area Approx 428 sq ft)	Individual	1 year from 18th November 2011	£10,399.92	AST
Flat C (Front Second Floor)	Living Room/Kitchen, Bedroom with en-suite Shower Room/WC (Area Approx 425 sq ft)	VACANT Previously let at £10,080 p.a. May be re-let before the Auction			
Flat D (Rear Ground Floor)	Living Room/Bedroom incl. Kitchen & sep Shower/WC (Area Approx 406 sq ft)	Individual	1 year from 22nd March 2011	£9,256	AST Holding over. See Note
TOTAL				£33,155.92 plus 2 Vacant Flats	

Note: In respect of Flat D, there is no planning for residential, but the Vendor (who purchased in 2008) believes it has been let as residential since 2003 and this is supported by the continuous demand for Council Tax since that date.

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
Blacks Solicitors LLP - Tel: 0113 207 0000
Ref: C. Waddingham Esq - Email: cwaddingham@lawblacks.com

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