



SITUATION

Located close to the corner of Wyclif Street almost at the junction with Percival Street and Skinner Street within this busy established retail parade serving the surrounding densely populated residential area, midway between Islington and the City.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	11'3"
Internal Width	10'10" widening to 14'5" at rear
Shop & Built Depth	50'0"
WC	

£15,000 per annum

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

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 repairing and insuring lease to **J. J. Quigg as a Launderette and Dry Cleaners** for a term from 19th May 2006 to 24th March 2018 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews March 2012 (Outstanding – Landlord quoted £20,000 p.a.) and 2015

Note 1: There is a £5,872.22 Rent Deposit held.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

VENDOR'S SOLICITORS

Hamblins LLP – Tel: 020 7355 6000
Ref: C. Maxwell Esq – Email: cmaxwell@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