



### SITUATION

Located close to the junction with Chadwell Street and to the rear of the **Sadlers' Wells Theatre**, just off St John Street, within this tranquil setting amongst a mixture of local speciality shops and residential properties. The excellent shopping facilities of Upper Street and High Street Islington are within close proximity and the area is well served by numerous bus routes and Angel Underground Station (Northern Line).

### PROPERTY

Forming part of a mid terraced building comprising **2 interconnecting Ground Floor Shops**.

**VAT is NOT payable in respect of this Lot**

### TENURE

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

### ACCOMMODATION

#### No. 19 – Ground Floor Shop

Gross Frontage	12'6"
Internal Width	11'5"
Shop Depth	21'8"
Built Depth	34'3"
WC	

#### No. 20 – Ground Floor Shop

Gross Frontage	12'10"
Internal Width	11'8"
Shop Depth	22'7"
Built Depth	38'5"
WC	

### TENANCY

The property is let on a repairing and insuring lease to **Said Kilinc as a tailor/clothes alterations specialist** for a term from 31st October 2003 to 23rd June 2015 at a current rent of **£15,000 per annum** exclusive.

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

**£15,000 per annum**

The Surveyors dealing with this property are  
**JONATHAN ROSS** and **NICHOLAS BORD**

#### 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