



SITUATION

Located at the junction with Rydon Street within this established retail parade near a **Brewers, NHS Pharmacy & Health Centre** and **Londis** serving this popular and sought after residential area less than ½ mile from Essex Road Main Line Station.

PROPERTY

Forming part of a corner building comprising a **Ground Floor Shop** and **Basement**.

In addition, the property benefits from a small rear yard.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'7"
Internal Width	24'3" (max)
Shop Depth	17'0" (max)
Built Depth	28'7"
WC	

Basement

Tanning/Treatment Rooms Area Approx 250 sq ft

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.

TENANCY

The property is let on a full repairing and insuring lease to **Carol Green t/a Oasis as a Hairdresser and Tanning Salon** for a term of 5 years from 3rd October 2011 (**See Note 1**) at a current rent of **£12,000 per annum** exclusive.

Note 1: The lease is a renewal of a previous lease and the tenant has been in occupation since 2006.

Note 2: There is a £4,740.26 Rent Deposit held.

Note 3: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£12,000 per annum

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

VENDOR'S SOLICITORS

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