

6 WEEK COMPLETION



SITUATION

Located in this busy trading position amongst such multiple retailers as **Ladbroke's, Waitrose, McDonalds, Santander, Paddy Power, Specsavers, Cancer Research, Lloyds TSB, William Hill, Phones4U** and **Store Twenty One** and within easy walking distance of **Palmers Green Rail Station**. The property enjoys good road links via the **North Circular Road** and the **Great Cambridge Road (A10)**. **Palmers Green** lies approximately 8 miles north of **Central London**.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate front entrance via a gated communal staircase and balcony to a **Large Self-Contained Flat** at first and second floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 21'10" Internal Width 19'10" Shop Depth 43'2" WC	Greggs PLC (having over 1,400 branches) (T/O for Y/E 31/12/2011 £701m, Pre-Tax Profit £60.5m and Net Worth £206.53m)	10 years from 23rd November 2012 (In occupation for approx. 25 years)	£24,000	FRI Rent Review and Tenant's Break 2017
First & Second Floor Flat	4 Bedrooms, Lounge, Kitchen/Diner, Bathroom/WC GIA Approx. 1,130 sq ft	Belleveue Mortlakes Estate Management	1 year from 8th February 2012	£15,600	Gas CH Lessee's Break on 1 months notice
TOTAL				£39,600	

Note: Planning consent was granted in July 2007 (now lapsed) for the conversion of the upper part into 2 x 1 bedroom flats.

£39,600 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **JOHN BARNETT**

VENDOR'S SOLICITORS

Male and Wagland - Tel: 01707 657 171
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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