



**SITUATION**

Located opposite the **Odeon Cinema**, a few doors from **Sainsbury's**, and close to the junction with Muswell Hill Broadway with its eclectic mix of speciality and multiple retailers. Muswell Hill is an affluent and extremely popular suburb of north London between Highgate and Finchley and enjoys good road access via the A406 (North Circular Road).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first and second floors. In addition, the property benefits from use of a rear service road via Princes Lane and a concrete yard area.

**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 16'0" Internal Width 15'0" Widening to 18'5" Shop Depth 45'3" Built Depth 58'11" Sales Area Approx 680 sq.ft. Storage Area Approx 130 sq.ft. WC	<b>Prohibition Wines Ltd (Wine Merchant) (with personal guarantor)</b>	20 years from September 2012	£28,000	FRI <b>Rent Reviews &amp; Tenant's Breaks 2017 and 5 yearly</b>
First and Second Floor	2 Flats – Not inspected	Various	Each 125 years from September 2004	£450	Each FRI <b>Rent doubles every 25 years</b>
<b>TOTAL</b>				<b>£28,450</b>	

**£28,450 per annum**

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

**VENDOR'S SOLICITORS**  
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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 £500 (including VAT) upon exchange of contracts