



SITUATION

Occupying a prominent position in this rapidly improving area between King’s Cross and Angel, adjacent to **Tesco Express**, opposite **Safestore** and close to numerous office and residential developments including the **Nido Student Living Development** with over 1,040 beds.

PROPERTIES

4 adjoining properties **each** comprising a **Ground Floor** with internal access to **Ancillary Accommodation** at first floor level and basement.

VAT is **NOT** payable in respect of these Lots

FREEHOLD

- Note 1:** The upper parts may be suitable for conversion to residential, subject to obtaining any necessary consents.
- Note 2:** There may be potential to add additional floors, subject to obtaining any necessary consents.
- Note 3:** Nos 116 and 118 benefit from a right of way over the passageway between the two properties.
- Note 4:** The Vendor reserves the right to offer the properties as one lot.



The Surveyors dealing with these properties are
MATTHEW BERGER and **JONATHAN ROSS**



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental
Lot 10 Reserve below £375,000	No. 120 (Ground Floor, First Floor & Basement)	Ground Floor Internal Width 19'1 Built Depth 24'2" First Floor Area Approx. 450 sq ft Basement Area Approx. 430 sq ft	VACANT		
Lot 11 Reserve below £250,000	No. 118A (Ground Floor, First Floor & Basement)	Ground Floor Internal Width 11'10 Built Depth 24'2" First Floor Area Approx. 275 sq ft Basement Area Approx. 245 sq ft	VACANT		
Lot 12 Reserve below £250,000	No. 118 (Ground Floor, First Floor & Basement)	Ground Floor Internal Width 11'8" Built Depth 24'2" First Floor Area Approx. 210 sq ft Basement Area Approx. 450 sq ft	VACANT		
Lot 13 Reserve below £375,000	No. 116 (Ground Floor, First Floor & Basement)	Ground Floor Internal Width 12'1" Built Depth 24'2" First Floor Area Approx. 445 sq ft Basement Area Approx. 250 sq ft	VACANT		