

6 WEEK COMPLETION



SITUATION

Located at the junction with Cornwall Road in between West Green Road and St. Ann's Road serving the surrounding residential area being within close proximity of Seven Sisters Underground Station (Victoria Line) and Seven Sisters Mainline Station.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	16'4"
Shop Depth	26'8"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **T. Akram as a Supermarket** for a term of 10 years from 1st March 2011 at a current rent of **£11,160 per annum** exclusive.

Rent Review 2012 (Outstanding)

£11,160 per annum

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

VENDOR'S SOLICITORS

Rexton Law - Tel: 020 8819 5899
Ref: D Zysblat Esq - Email: daniel@rextonlaw.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 £500 (including VAT) upon exchange of contracts