



SITUATION

Occupying a prominent position adjacent to **Iceland** at the junction with Chartley Avenue and benefitting from excellent road access fronting the A406 (North Circular Road) only a short distance from the junction with the M1 (Junction 1).

PROPERTY

A corner property comprising a **Ground Floor Shop** with **Yard** plus separate side access to a **Self-Contained Maisonette** above. The property also benefits from an **Advertising Hoarding** to the flank wall.

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 20'11" Internal Width 20'5" Shop Depth 43'8" External Covered Yard 21'8"x 20'5"	VACANT			
First Floor Flat	Not Inspected	Individual	99 years from 1979	£90	FRI Valuable Reversion in approx. 65 years
Advertising Hoarding			Holding Over	£750	



Vacant Shop Plus £840 p.a. & Valuable Reversion

The Surveyors dealing with this property are
MATTHEW BERGER and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Walker Morris LLP - Tel: 0113 283 2500
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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