

6 WEEK COMPLETION



SITUATION

Located close to the junction with Colvestone Crescent near to **Coral** and the Kingsland Shopping Centre which houses such multiples as **Superdrug**, **Costa Coffee** and **JD Sport** and the street hosts the well known **Ridley Road Market** that trades 6 days a week. Dalston Kingsland Rail station is nearby. Dalston is conveniently situated for both the City and Docklands.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement** with internal and separate front access to a **Self-Contained Flat** on mezzanine, first and attic floors. In addition, there is a small rear yard area accessed from the Basement and there is front pavement hatch access to the Basement.

VAT is NOT payable in respect of this Lot

FREEHOLD

£12,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'3"
Internal Width	15'8"
Shop Depth	26'11"
Built Depth	36'9"
WC	

Basement

Bakery/Prep Areas Approx 730 sq ft

Mezzanine, First and Attic Floor Flat

4 Rooms, Kitchen, Bathroom/WC
(GIA Approx 735 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **Renford Thomas t/a Tom's Bakery** for a term of 12 years from 24th June 2002 (**in occupation for 31 years**) at a current rent of **£12,000 per annum** exclusive.



JOINT AUCTIONEERS
Levinson & Co 9 Bentinck Street, London W1U 2EL
Tel: 020 7486 3675. Ref: A. Levinson Esq
Email: graham.levins@btconnect.com Web: www.levinsonco.co.uk

VENDOR'S SOLICITORS
Segens Blount Petre - Tel: 020 7332 2222
Ref: D. Isaacs Esq - Email: disaacs@sbplaw.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