



SITUATION

Located close to the junction with Gaskarth Road within a few hundred yards of Burnt Oak Underground Station (Northern Line) and benefitting from the varied shopping facilities in Watling Avenue and Burnt Oak Broadway.

PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained 1 Bed Flat** on the first floor accessed via Market Lane at the rear of the property.

ACCOMMODATION

First Floor Flat

- Bedroom
- Lounge/Diner
- Kitchen
- Shower Room/WC

GIA Approx 475 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th March 1992 at a Peppercorn ground rent.

£10,800 per annum

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

TENANCY

The property is let on an AST to an individual for a term of 1 year from 20th November 2013 at a current rent of **£10,800 per annum** exclusive.

Note: There is a £900 Rent Deposit held.



AC PROP **JOINT AUCTIONEERS**
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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