



SITUATION

Located close to the junction with Bedford Road in this established parade being within a few hundred yards of Alexandra Palace Rail Station and in close proximity to Alexandra Park Palace with its parkland and leisure facilities.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terrace property comprising **2 Ground Floor Shops (each with Yards)** and separate front access to **6 Self-Contained Flats** on the upper floors. In addition, the property also includes **Roof Space (see Note 1)** and **2 Common Part Cupboards**.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation*	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 10 & 12 (2 Shops)	Not inspected	Various	Each 999 years from between 2011 and 2013	Peppercorn	Each FRI by way of service charge
Flats 10a & 10d (2 Flats)	Each 1 Bed, Lounge, Kitchen, Bathroom/WC	Various	Each 125 years from 25th March 2007	£500 (£250 per flat)	Each FRI by way of service charge Combined rent rises to £1,000 in 2032
Flats 10b & 10c (2 Flats)	Each Studio Flat with Shower Room/WC	Various	Each 125 years from 25th March 2007	£500 (£250 per flat)	Each FRI by way of service charge Combined rent rises to £1,000 in 2032
Flat 12a (1 Flat)	2 Beds, Lounge, Kitchen, Bathroom/WC	Individual	125 years from 8th August 2004	£150	FRI by way of service charge Rent rises to £250 in 2037
Flat 12b (1 Flat)	2 Beds, Lounge, Kitchen, Bathroom/WC	Individual	125 years from 8th August 2004	£250	FRI by way of service charge Rent rises to £450 in 2037 and £600 in 2070
Roof Space & 2 Common Part Cupboards	VACANT (see Note)				

*Not inspected by Barnett Ross

TOTAL	£1,400 plus Vacant Roof Space and 2 Cupboards
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Note 1: Planning Permission was granted by way of an Appeal Decision dated 3rd October 2007 (now lapsed) for 'formation of 2 rear dormer windows & loft conversion to form one additional s/c flat'. The Appeal Decision and Plans (which show the layout of the flat as being 1 bed, living room, kitchen, Bathroom/WC) are available on request.

Note 2: The Freeholder manages and insures the property. Current Sum Insured £983,000. Current Premium £2,859.14.

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

Note 3: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

VENDOR'S SOLICITORS
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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