

6 WEEK COMPLETION



SITUATION

Located close to the junction with Bromley Road amongst a variety of local businesses and traders, nearby a **TFC Supermarket**, within close proximity to Tottenham Hotspur Football Stadium and approx. 1/2 mile of White Hart Lane Main Line Station.

Tottenham is a busy commercial area and densely populated residential suburb of London lying approx. 8 miles north-east of central London.

VAT is NOT payable in respect of this Lot

FREEHOLD

**£51,576 per annum plus
2 Vacant Shops,
1 Vacant Flat &
Vacant Yard with Garage**

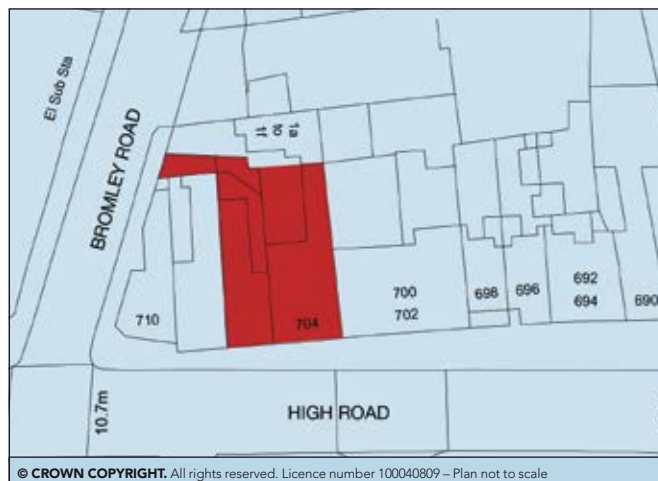
The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

PROPERTY

A mid terrace building with a **50 ft Total Gross Frontage** comprising:

- **2 Ground Floor Shops (one with a Basement).**
- **7 Self-Contained Flats** arranged over part ground, first and second floors and accessed via Bromley Road.
- A **Large Rear Yard** (parking for max. 6 cars) which includes an open sided lean-to plus a **3 Car Garage.**

Note 1: There is an existing separate front entrance between the two shops that provides additional access to the Rear Yard.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 704 (Ground Floor Shop & Basement)	Ground Floor Shop Internal Width 24'4" Shop Depth 39'0" Plus Basement				<p>VACANT</p> <p>Note 2: The ground floor area for both shops measure 1,347 sq ft as per the V.O.A.</p> <p>Note 3: The Basement below No. 704 has an area of approx. 832 sq ft (Height 5'3" – 5'9")</p>
No. 706 (Ground Floor Shop)	Ground Floor Shop Internal Width 15'9" Shop Depth 17'8" Built Depth 29'3"				
Rear Yard and 3 Car Garage					VACANT
No. 704 (Rear Ground & First Floor Flat)	3 Rooms, Kitchen, Shower Room/WC & Separate WC				<p>VACANT</p> <p>(The Flat also has internal access to the Shop)</p>
Flat A (Rear Ground & First Floor)	2 Rooms, Kitchen, Bathroom/WC	Individuals	6 months from 8th June 2015	£8,580	AST £750 Rent Deposit held. Gas c/h & Entryphone
Flat B (First & Second Floor)	4 Rooms, Kitchen, Bathroom/WC, Separate WC	Individual	6 months from 16th August 2015	£9,900	AST £850 Rent Deposit held. Gas c/h & Entryphone
Flat C (First Floor)	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 25th August 2015	£8,880	AST £700 Rent Deposit held. Gas c/h & Entryphone
Flat D (First Floor)	1 Room, Kitchen, Bathroom/WC	Individuals	6 months from 17th July 2015	£7,680	AST £700 Rent Deposit held. Gas c/h & Entryphone
Flat E (Second Floor)	2 Rooms, Kitchen, Bathroom/WC	Individuals	6 months from 23rd May 2015	£9,096	AST £850 Rent Deposit held. Gas c/h & Entryphone
Flat F (Second Floor)	1 Room, Kitchen, Bathroom/WC	Individual	6 months from 18th May 2015	£7,440	AST £600 Rent Deposit held. Gas c/h & Entryphone

Note 4: The flats were converted approx. 20 years ago and inspection is recommended. All tenanted flats are furnished (Inventories available upon request).

Note 5: There is the potential of an additional 3rd floor as per adjoining properties at Nos. 700/702, subject to obtaining the necessary consents.

TOTAL

**£51,576 plus
2 Vacant Shops,
1 Vacant Flat &
Vacant Yard with
Garage**

JOINT AUCTIONEERS

George Ellis & Sons 12 Ducketts Wharf,
South Street, Bishops Stortford, Hertfordshire CM23 3AR
Tel: 01279 757 000 Ref: J. Chamberlain Esq

VENDOR'S SOLICITORS

Palmer's – Tel: 01268 240 023
Ref: Ms Maisie Yau – Email: myau@palmer'slaw.co.uk