



SITUATION

Occupying a prime position in the trendy Islington area, north of central London, the property is situated on the A501 and A1. The property is well served by public transport being very close to Euston Station (Northern Line) whilst Euston and Finsbury Park Mainline Stations are less than 10 minutes walk.

The building comprises a **Ground Floor Shop** and a **Self-Contained Flat** on first, second and third floors.

VAT is applicable to this Lot

FREEHOLD

PROPERTIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 12'2" Shop and Built Depth 60'2" Area Approx. 785 sq ft WC	New England Food Ventures Limited (with personal guarantor) t/a Subway (Having 11 branches)	15 years from 14th May 2004	£34,350	FRI Rent Review 2016 – Outstanding
First, Second and Third Floor Flat	Not inspected	Individual	125 years from 25th March 2004	£25	FRI
TOTAL				£34,375	

£34,375 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
BPE Solicitors - Tel: 01242 224 433
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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