

SITUATION

Located opposite the junction with King Henry's Walk and close to the junction with Mildmay Park and Southgate Road, on this mixed commercial and residential road linking Dalston to Canonbury.

Situated less than 2½ miles north of the City of London, the area is well served by good public transport routes being within close proximity to Canonbury Station (Overground), whilst Highbury and Islington Station (Main Line, Overground & Victoria Line) is less than a mile away.

PROPERTY

A modern end of terrace building comprising a **Ground & Lower Ground Floor Office** with separate side access to **2 Self-Contained Flats** at first and second floor level.

VAT is **NOT** applicable to this Lot

FREEHOLD

Note: There may be potential to convert the offices into residential, subject to planning and possession.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 173 Balls Pond Road (Ground & Lower Ground Floor Office)	Ground Floor Office Gross Frontage 18'3" Internal Width 15'9" (max) Built Depth 25'9" WC GIA Approx. 392 sq ft Lower Ground Floor Office GIA Approx. 532 sq ft Plus outside terrace	A. Ceylan (Financial Advisors)	10 years from 1st November 2010	£16,000	FRI
No. 20 Culford Mews (First Floor Flat)	1Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 500 sq ft		VACAN	Т	Previously let at £17,760 p.a.
No. 21 Culford Mews (Second Floor Flat)	1Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 500 sq ft	Individual	1 year from 15th November 2016	£16,900	AST Mutual Break after 6 months. £1,950 Rent Deposit held.

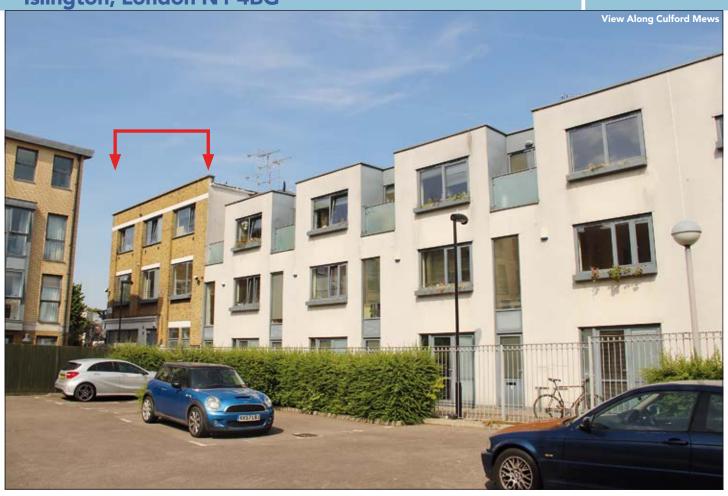
£32,900 per annum Plus Vacant Flat

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

TOTAL	£32,900 plus Vacant Flat
TOTAL	

LOT 14

173 Balls Pond Road & 20/21 Culford Mews, Islington, London N1 4BG





VENDOR'S SOLICITORS

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