



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)	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 500 sq ft	VACANT			Previously let at £17,760 p.a.
No. 21 Culford Mews (Second Floor Flat)	1 Bedroom, 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**

TOTAL	£32,900 plus Vacant Flat
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The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

View Along Culford Mews



Lower Ground Floor Office



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