

LOT 57

1 Hoe Lane, Enfield  
Middlesex EN3 5SD

Reserve Below  
£40,000

## 6 WEEK COMPLETION

### SITUATION

Located at the junction with Hertford Road (A1010) within an established local parade serving the surrounding densely populated area, close to the main A10 Great Cambridge Road and some 2 miles from the multiple shopping facilities of Enfield Town Centre.

### PROPERTY

Forming part of a terraced property comprising a **Ground Floor Shop**.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	11'
Net Frontage	10' max
Shop Depth	13'10"
Built Depth	27'5"

**VAT is NOT payable in respect of this Lot**

### TENURE

**Leasehold for a term of 99 years from 25th March 1973 at a fixed ground rent of £10 pa. (Thus having approx 62 years unexpired)**

**£5,200 per annum**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **JONATHAN ROSS**



Photograph taken November 2009

### TENANCY

The property is let on a full repairing and insuring lease (Excluded from the renewal provisions of the Landlord and Tenant Act 1954) to M. A. Vanstone as a Mobile Phone shop for a term of 10 years from 23rd July 2009 at a current rent of **£5,200 per annum** exclusive.

**Rent Review 2014**  
**Tenants Break July 2011**

### VENDOR'S SOLICITORS

Churchills Law, Churchill House, 137 Brent Street, London NW4 4DR  
Tel: 020 8457 2981. Ref: A. Meyers, Esq

**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 £250 (including VAT) upon exchange of contracts