



4 WEEK COMPLETION

SITUATION

In a sought after residential/commercial area only a few yards from the junction with Finchley Road and with easy access to the West End.

PROPERTY

A period two-storey building comprising a **Ground Floor Office (Former Shop)** with front forecourt and side entrance to a **Self-Contained Office** on the First Floor.

ACCOMMODATION

Ground Floor Office (Former Shop)

Gross Frontage 11'0"
Internal Width 8'1"
Built Depth 16'0"
WC

First Floor Office

Area Approx 95 sq ft (with WC)

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There may be potential for an Advertising Hoarding, subject to obtaining the necessary consents.



Vacant Ground Floor Office (Former Shop) and First Floor Office

The Surveyors dealing with this property are **JOHN BARNETT** and **GREG CORIN**

VENDOR'S SOLICITORS
CKFT, 25-26 Hampstead High Street, London NW3 1AQ
Tel: 020 7431 7262. Ref: Ms B Fakhrai

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