



**SITUATION**

In this Central London location just to the north of Euston Road close to the junction with Tottenham Court Road with Warren Street Underground Station (Northern & Victoria Lines) and Euston Station (Mainline, Northern & Victoria Lines) nearby. The West End of London is only a short distance away.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement	<b>Ground Floor Offices</b> Area Approx 324 sq ft Kitchen, WC <b>Basement</b> (with air conditioning) Area Approx 482 sq ft WC <b>Total Area Approx 806 sq ft</b>	Vanguard Overseas Ltd (Gas & Oil industry equipment)	4 years and 11 months from 26th January 2009	£17,750	FRI
First Floor Flat	2 Rooms, Galley Kitchen, Shower/WC Area Approx 415 sq ft	2 Individuals	1 year from 6th March 2011	£13,780	AST
Second Floor Flat	2 Rooms, Galley Kitchen, Shower/WC Area Approx 435 sq ft	2 Individuals	1 year from 15th June 2011	£14,040	AST
Third Floor Flat	2 Rooms, Galley Kitchen, Bathroom/WC Area Approx 444 sq ft	Individual	From 5th August 2010 to 4th December 2011	£12,318	AST
Fourth Floor Flat	2 Rooms, Galley Kitchen, Bathroom/WC Area Approx 347 sq ft	Individual	14th August 2010 to 13th September 2011	£12,480	AST
<b>TOTAL</b>				<b>£70,368</b>	

**PROPERTY**

An attractive corner building entirely rebuilt in the 1970's comprising a **Commercial Unit on Ground Floor and Basement** with side forecourt and secondary access together with separate front entrance to the Upper Part consisting of **4 Self-Contained Dual Aspect Flats**.

**Note 1: The exterior was redecorated in 2008 and the internal communal parts redecorated in 2011.**

**Note 2: The First Floor Flat in the adjoining property at No.170 was sold in March 2011 for £330,000, i.e. £760 per sq ft.**

**£70,368 per annum**

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

**James Lewis & Company** **JOINT AUCTIONEERS**  
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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 £275 (including VAT) upon exchange of contracts