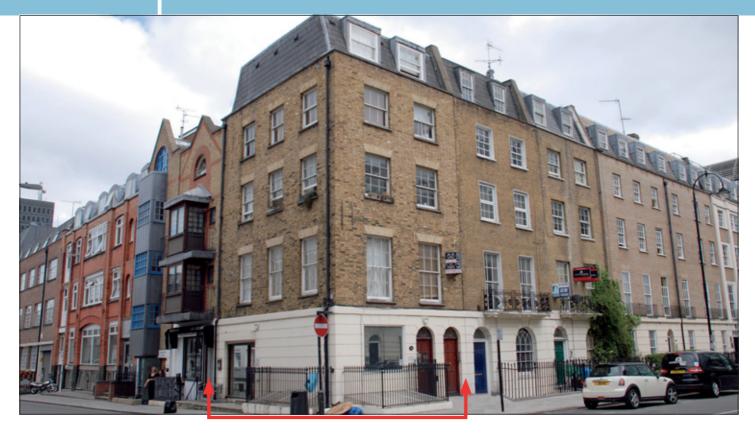
### **172 North Gower Street, Euston, London NW1 2ND**

## **Reserve Below** £1,250,000



#### 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

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.

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement	Ground Floor Offices   Area Approx 324 sq ft   Kitchen, WC   Basement (with air conditioning)   Area Approx 482 sq ft   WC   Total Area Approx 806 sq ft	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
			TOTAL	£70,368	

# £70,368 per annum

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

James Lewis & Compo

JOINT AUCTIONEERS James Lewis & Co., James House, 76 Cleveland Street, London W1T 6NB Tel: 020 7631 4565 Ref: B. Saidman Esq VENDOR'S SOLICITORS Robert Brand & Co. – Tel: 020 7935 2408 Ref: R. Brand Esq – Email: rb@robertbrand.com

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