



SITUATION

Located close to the junction with Nightingale Road on the busy A1010 (Hertford Road), some ¾ mile south of the A110 (Nags Head Road) and within close proximity to Ponders End Mainline Station.

TENURE

Leasehold for a term of 89 years (less 1 day) from 1st January 1946 (thus having approx. 20 years unexpired) at a fixed ground rent of £1,320 p.a.

PROPERTY

Forming part of a parade comprising **6 Ground Floor Shops (one of which is a Triple Shop)** and separate rear access to **6 Self-Contained Flats (see Note)** on the first and second floors with UPVC windows and one flat has a balcony. In addition, there is rear parking.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 584–588 (Triple Shop)	Gross Frontage 63'0" Internal Width 58'8" Built Depth 38'9"	M. Sigirmac & M. Gok (Supermarket/Fishmonger)	20 years from 28th June 1996	£32,000	FRI
No. 590 (Shop)	Gross Frontage 21'0" Internal Width 19'2" Built Depth 40'0"	P. Eze (Hairdressers)	7 years from 22nd May 2012	£12,000	FRI Rent Review 2016
No. 592 (Shop)	Gross Frontage 21'0" Internal Width 19'2" Built Depth 40'0"	M. Ucku (Beauty Salon)	7 years from 15th February 2011	£11,000	FRI Rent Review 2016
No. 594 (Shop)	Gross Frontage 21'0" Internal Width 19'2" Built Depth 45'0"	M. Dalley (Bridalwear)	7 years from 10th September 2014	£12,000	FRI Rent Review 2018
No. 584A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£5,904	
No. 586A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Star Estates & Lettings Ltd	3 years from 21st October 2013	£14,400	AST
No. 588A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Star Estates & Lettings Ltd	3 years from 8th April 2014	£14,400	AST
No. 590A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£5,954	
No. 592A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Star Estates & Lettings Ltd	3 years from 1st November 2013	£14,400	AST
No. 594A (Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	Regulated	£5,720	
TOTAL				£127,778	

Note: There may be potential to create sub-leases for each flat and then at the appropriate time apply to the Freeholder for 90 year lease extensions in accordance with the Leasehold Reform Housing and Urban Development Act 1993.

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

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

VENDOR'S SOLICITORS

Keith Flower & Co – Tel: 020 8868 1277
Ref: K. Flower, Esq – Email: property@keithflower.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 £500 (including VAT) upon exchange of contracts