



SITUATION

Occupying a prominent trading position in this highly sought after area, adjacent to a **Subway**, opposite a **Costa** and amongst a host of multiple traders including **Waitrose, Boots, Ladbrokes, Barnardo's, Natwest, HSBC, Pizza Express, Ask** and more.

Whetstone is an affluent London suburb being 8 miles north of Central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Mainline Station.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via Athenaeum Road to **2 Self-Contained Flats** on the first, second and third floors. In addition, there is an external **Rear Store**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'9" Internal Width 16'4" max Shop Depth 32'11" Built Depth 38'4" External WC	A. Balamukunthan (News/Conf/Tob)	15 years from 10th January 2006	£21,735	FRI Rent Review 2016. £10,000 Rent Deposit held.
First Floor Flat	1 Room, Kitchen, Bathroom/WC GIA Approx 500 sq ft	Individual	1 year from 17th March 2015	£9,360	AST In occupation for 2 years Gas C.H.
Second & Third Floor Flat	3 Rooms, Store Room, Kitchen, Bathroom/WC GIA Approx 960 sq ft	Individual	1 year from 11th May 2014	£13,728	AST In occupation for 2½ years Gas C.H.
Rear Store	Store 9'x5'	VACANT			

£44,823 p.a Plus Vacant Rear Store

TOTAL	£44,823 Plus Vacant Rear Store
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The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

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

View opposite the Property



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VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts