

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Bromley Road amongst a variety of local businesses and traders, nearby a **TFC Supermarket**, within close proximity to Tottenham Hotspur Football Stadium and approx. 1/2 mile of White Hart Lane Main Line Station. Tottenham is a busy commercial area and densely populated residential suburb of London lying approx. 8 miles north-east of central London.

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

**FREEHOLD**

**£51,576 per annum plus  
2 Vacant Shops,  
1 Vacant Flat &  
Vacant Yard with Garage**

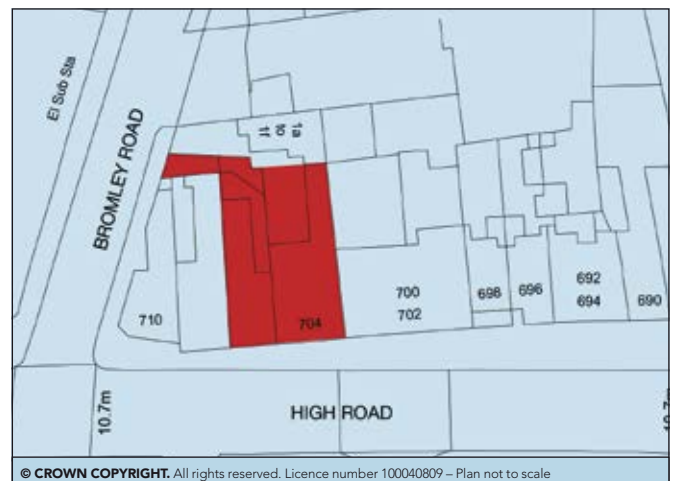
The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

**PROPERTY**

A mid terrace building with a **50 ft Total Gross Frontage** comprising:

- **2 Ground Floor Shops (one with a Basement).**
- **7 Self-Contained Flats** arranged over part ground, first and second floors and accessed via Bromley Road.
- A **Large Rear Yard** (parking for max. 6 cars) which includes an open sided lean-to plus a **3 Car Garage.**

**Note 1: There is an existing separate front entrance between the two shops that provides additional access to the Rear Yard.**



TENANCIES & ACCOMMODATION

| Property                                       | Accommodation  | Lessee & Trade | Term                              | Ann. Excl. Rental | Remarks   |
|--|--|----------------|-----------------------------------|-------------------|---|
| No. 704<br>(Ground Floor Shop<br>& Basement)   | <b>Ground Floor Shop</b><br>Internal Width 24'4"<br>Shop Depth 39'0"<br><b>Plus Basement</b> |                |                                   |                   | <b>VACANT</b><br><br><b>Note 2: The ground floor area for both shops measure 1,347 sq ft as per the V.O.A.</b><br><br><b>Note 3: The Basement below No. 704 has an area of approx. 832 sq ft (Height 5'3" – 5'9")</b> |
| No. 706<br>(Ground Floor Shop)                 | <b>Ground Floor Shop</b><br>Internal Width 15'9"<br>Shop Depth 17'8"<br>Built Depth 29'3"    |                |                                   |                   |   |
| Rear Yard and<br>3 Car Garage                  |  |                |                                   |                   | <b>VACANT</b>   |
| No. 704<br>(Rear Ground<br>& First Floor Flat) | 3 Rooms, Kitchen, Shower Room/WC<br>& Separate WC  |                |                                   |                   | <b>VACANT</b><br><br><b>(The Flat also has internal access to the Shop)</b>   |
| Flat A<br>(Rear Ground & First<br>Floor)       | 2 Rooms, Kitchen, Bathroom/WC  | Individuals    | 6 months from<br>8th June 2015    | £8,580            | AST<br>£750 Rent<br>Deposit held.<br>Gas c/h &<br>Entryphone  |
| Flat B<br>(First & Second Floor)               | 4 Rooms, Kitchen, Bathroom/WC,<br>Separate WC  | Individual     | 6 months from<br>16th August 2015 | £9,900            | AST<br>£850 Rent<br>Deposit held.<br>Gas c/h &<br>Entryphone  |
| Flat C<br>(First Floor)                        | 2 Rooms, Kitchen, Bathroom/WC  | Individual     | 6 months from<br>25th August 2015 | £8,880            | AST<br>£700 Rent<br>Deposit held.<br>Gas c/h &<br>Entryphone  |
| Flat D<br>(First Floor)                        | 1 Room, Kitchen, Bathroom/WC   | Individuals    | 6 months from<br>17th July 2015   | £7,680            | AST<br>£700 Rent<br>Deposit held.<br>Gas c/h &<br>Entryphone  |
| Flat E<br>(Second Floor)                       | 2 Rooms, Kitchen, Bathroom/WC  | Individuals    | 6 months from<br>23rd May 2015    | £9,096            | AST<br>£850 Rent<br>Deposit held.<br>Gas c/h &<br>Entryphone  |
| Flat F<br>(Second Floor)                       | 1 Room, Kitchen, Bathroom/WC   | Individual     | 6 months from<br>18th May 2015    | £7,440            | AST<br>£600 Rent<br>Deposit held.<br>Gas c/h &<br>Entryphone  |

**Note 4: The flats were converted approx. 20 years ago and inspection is recommended. All tenanted flats are furnished (Inventories available upon request).**

**Note 5: There is the potential of an additional 3rd floor as per adjoining properties at Nos. 700/702, subject to obtaining the necessary consents.**

**TOTAL**

**£51,576 plus  
2 Vacant Shops,  
1 Vacant Flat &  
Vacant Yard with  
Garage**

**JOINT AUCTIONEERS**

George Ellis & Sons 12 Ducketts Wharf,  
South Street, Bishops Stortford, Hertfordshire CM23 3AR  
Tel: 01279 757 000 Ref: J. Chamberlain Esq

**VENDOR'S SOLICITORS**

Palmer's – Tel: 01268 240 023  
Ref: Ms Maisie Yau – Email: myau@palmerlaw.co.uk