

IN SAME FAMILY OWNERSHIP SINCE 1969



SITUATION

In this well-known main road just north of Finsbury Park Station (Piccadilly, Northern and Jubilee Lines) approximately 5 miles north of central London and within 1 mile from Arsenal's Emirates Stadium.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---------------------------|---|----------------|--|-------------------|---|
| Ground Floor Shop/Office | Gross Frontage 14'4" Internal Width 11'9" Shop Depth 34'10" Built Depth 56'0" WC plus Rear Yard | | VACANT | | |
| First & Second Floor Flat | 3 Rooms, Kitchen, Bathroom/WC (Furnished) | 2 individuals | 9 months from 22nd November 2014 (See Notes 2 & 3) | £8,400 | AST £1,000 Rent Deposit held. Gas Central Heating |

Note 2: The AST, which has now expired, was previously let to 3 individuals at £12,600 p.a., but it is currently continuing with 2 individuals.

£8,400 p.a. Plus Vacant Shop/Office

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

PROPERTY

A late Victorian terraced building erected 1896 comprising a **Ground Floor Shop/Office** with separate front entrance to a **Self-Contained Flat** on the two upper floors.

Note 1: There is the possibility of incorporating the whole building into one unit and/or adding a third floor, subject to obtaining the necessary consents.

Note 3: If requested by the Purchaser, the Vendor will serve a Section 21 Notice to terminate the AST.

VENDOR'S SOLICITORS
Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.co.uk

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