



SITUATION

In this very popular parade close to the well-known 'Ye Olde Cherry Tree' Public House serving this affluent residential area, amongst such multiples as **Coral, Café Rouge, Village Vet** and the **Post Office**, plus a variety of local traders. The property is located within 10 minutes walk of Southgate Underground Station (Piccadilly Line). Southgate lies approximately 8 miles north of Central London.

PROPERTY

A mid terrace building comprising a ground floor **Hair and Beauty Salon** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition the property includes a **Rear Yard** providing parking for 2 cars, accessed via a rear service road.

ACCOMMODATION

Ground Floor Salon

Gross Frontage	20'3"
Internal Width	18'8"
Shop Depth	33'11"
Built Depth	55'7"

2 Treatment Rooms plus WC

First & Second Floor Flat

First Floor - 3 Rooms, Kitchen, Bathroom, WC
Second Floor - 2 Rooms

£23,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Duzgun and M. Akdogan as Sassy Hair & Beauty** for a term of 12 years from 10th September 2016 (**renewal of a previous lease**) at a current rent of **£23,000 per annum** exclusive.

Rent Reviews 2020 and 2024

Note: The Tenant sublets the Flat on an AST.



Adjoining Parade

JOINT AUCTIONEERS

George Ellis & Sons, 13 Ducketts Wharf, South Street, Bishop's Stortford, Herts. CM23 3AR. Tel: 01279 757000
Ref: J. Chamberlain – Email: info@georgeellis.co.uk

VENDOR'S SOLICITORS

Christopher Davidson LLP - Tel: 01242 581481
Ref: K. Ellis - Email: ke@cdlaw.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