



SITUATION

Located at the corner of Terrick Road within this attractive local parade, just off Station Road and only 100 yards from Alexandra Palace Rail Station. There are views overlooking Avenue Gardens which lead on to Alexandra Park and Palace and its extensive parkland and leisure facilities.

PROPERTY

A substantial corner property comprising a **Ground Floor Shop** with separate side entrance to **3 Self-Contained Flats** over two floors benefitting from gas central heating. In addition, the property benefits from a **metal gated Private Rear Yard** for parking **2 small cars**.



VAT is NOT applicable to this Lot

FREEHOLD

**£40,900 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

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



JOINT AUCTIONEERS
Williamson Dace Brown
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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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Internal Width 17'3" Shop Depth 34'0" Built Depth 66'10" WC incl. Rear Rooms (see Note 1)	C. Townley (Hair and Beauty Salon)	5 years from 24th June 2014 (renewal of a previous lease)	£14,000	FRI (subject to a photographic schedule of condition) £3,500 Rent Deposit held.
Flat A (First Floor)	2 Rooms, Kitchen, Bathroom/WC	2 Individuals	1 year from 2nd November 2016	£13,200	AST £1,488.46 Rent Deposit held.
Flat B (Top Floor)	2 Rooms, Kitchen, Shower Room/WC plus loft (see Note 2)	2 Individuals	1 year from 1st April 2017	£13,200	AST £1,000 Rent Deposit held.
Flat C	Studio with Shower Room/WC	VACANT			Previously let at £8,280 p.a.
Right of Way		Yeoman Monitoring Services Ltd (of No.4 St Michaels Terrace)	99 years from 29th September 1983	£500	FRI Rent rises to £1,000 in 2023, £2,000 in 2043 and £4,000 in 2063
TOTAL				£40,900 plus Vacant Flat	

Note 1: There is potential to convert the rear rooms behind the shop for residential use, subject to obtaining possession and the necessary consents. Plans available from Auctioneers on request.

Note 2: There is a large loft of approximately 520 sq. ft. which could be incorporated as residential with the second floor flat, subject to obtaining the necessary consents.