



SITUATION

Located close to the junction with Drayton Park, within this neighbourhood parade serving the surrounding sought after residential area. Arsenal's Emirates Stadium and Arsenal Underground Station (Piccadilly Line) are both within very close proximity. Highbury lies approximately 4 miles north of central London, midway between Finsbury Park and Islington.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop with Cellar**, and separate front access to **2 Self-Contained Flats** on part ground, first, second and third floors. In addition the property includes a rear garden.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 74 (Ground Floor Shop & Cellar)	Ground Floor Shop Gross Frontage 17'7" Internal Width 13'5" (max) Shop & Built Depth 29'2" WC Cellar Area Approx. 92 sq ft (restricted head height)	H. Akkuyu (Dry Cleaners)	15 years from 26th November 2004	£13,400	FRI
No. 74a (Part Ground & First Floor Flat plus Garden)	Not inspected	Individual(s)	189 years from 25th December 1988	Peppercorn	FRI
No. 74b (Second & Third Floor Flat)	Not inspected	Individual(s)	For a term expiring 25th December 2155	£200	FRI Rent rises to £400 in 2035, £600 in 2060, £800 in 2085 and £1,000 in 2110.
TOTAL				£13,600	

Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

£13,600 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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

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