



SITUATION

Located on the main A406 (North Circular Road) at the junction with Moffat Road in this local parade, being close to Bowes Park (Mainline) and Bounds Green (Piccadilly Line) Stations.

Bowes Park is an area currently benefiting from a programme of regeneration, which lies between Southgate and Wood Green approximately 8 miles north of central London.

PROPERTY

Forming part of an end of terrace building comprising a **Ground Floor Shop** and an **Advertising Hoarding** on the flank wall.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from March 2007 at a peppercorn ground rent.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'5" Internal Width 16'0" Shop & Built Depth 20'2" WC	V. Rattan, D. Bhatt & P. Ragoomundin as Trustees of Naree Shakti (A registered Charity providing an Advice and Support Centre for Asian Women)	2 years from 6th April 2017 (Renewal of a previous lease – in occupation since 2012.)	£7,000 (rising to £8,000 in April 2018)	IRI Tenant's Break at any time on 6 months prior notice.
Advertising Hoarding		Clear Channel UK Limited	2 year Licence from 8th December 2016	£1,200	Note: There has been an advertising hoarding at this location since 1988.

TOTAL	£8,200 (rising to £9,200 in April 2018)
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£8,200 per annum rising to £9,200 in April 2018

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS

Martin Shepherd Solicitors LLP - Tel: 020 8446 4301
Ref: D. Raja - Email: dr@martinshepherd.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