



SITUATION

Located near the junction with Boundary Road, the property occupies a prominent trading position amongst a variety of local retailers.

Walthamstow is less than 2½ miles from Stratford, which is the home of the Olympic Park, London Stadium and Westfield Shopping Centre. In addition, the area benefits from good transport links via Walthamstow Central (Victoria Line & Overground) having a 15 minute travel time to King’s Cross St. Pancras.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** and **Rear Garden** with separate front entrance to a **Self-Contained Flat** at first and second floor level.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'9" Internal Width 15'0" (max) Shop & Built Depth 57'11" WC	M. Chergie (Sub-let as a Barbers)	Monthly Agreement from 11th March 2009	£12,000	
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom, sep. WC (GIA Approx. 1,015 sq ft)	3 Individuals	6 months (less 1 day) from 7th October 2017	£16,800	AST £1,400 Rent Deposit held.
TOTAL				£28,800	



£28,800 per annum

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Sookias & Sookias – Tel: 020 7465 8000
Ref: B. Lipson – Email: bryan.lipson@sookias.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 £750 (including VAT) upon exchange of contracts