



SITUATION

Located in this well-known main retail shopping centre opposite **Asda** and close to such multiples as **Paddy Power**, **Nationwide**, **McDonald's**, **Superdrug**, **Post Office** and a host of local traders. Seven Sisters Underground Station (Victoria Line), Tottenham Hale Station (Underground & National Rail) and Bruce Grove Overground Station are all located within ¾ of a mile from the property.

The new Tottenham Hotspur Football Stadium is located approx. 1 mile north adding to the area's regeneration and Canary Wharf is just 7 miles to the south.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to a **Flat** planned on first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'2"
Internal Width	16'3"
Shop Depth	20'3"
Built Depth	34'3"
WC	

First and Second Floor Flat

3 Rooms, Kitchen with Shower, WC
(GIA Approx. 830 sq ft)

VAT is NOT applicable to this Lot

View opposite property



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr A. Tek as a Barbers** for a term of 20 years from 4th September 2012 at a current rent of **£23,000 per annum** exclusive.

Rent Reviews 2022 & 2027

Note: There is potential to erect an Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.

£23,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Kirkwoods

Tel: 020 8954 8555 Ref: Richard Bridges

Email: richard@kirkwoods-solicitors.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page