



SITUATION

Located in a rear service road, accessed off Westpole Avenue, serving this well-known retail parade on the east side of Cockfosters Road in this affluent and highly sought-after suburb of north London. Cockfosters is located some 10 miles north of central London enjoying good transport links via Cockfosters Underground Station (Piccadilly Line) which lies some 400 yards from the subject property.

PROPERTY & ACCOMMODATION

Comprising a **Lock-up Garage** and a **Single Storey Store Building** on a **Site Area of approx. 900 sq ft.**

Garage

External Width 9'1"
External Depth 15'9"

Store Building

External Width 9'8" (max)
External Depth 22'2"

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale and for identification purposes only

Vacant Garage & Vacant Store Building

The Surveyors dealing with this property are
Elliott Greene and Jonathan Ross

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Cavendish Legal Group
Tel: 020 8340 0091 Ref: N. Pelmont
Email: n.pelmont@clglaw.co.uk