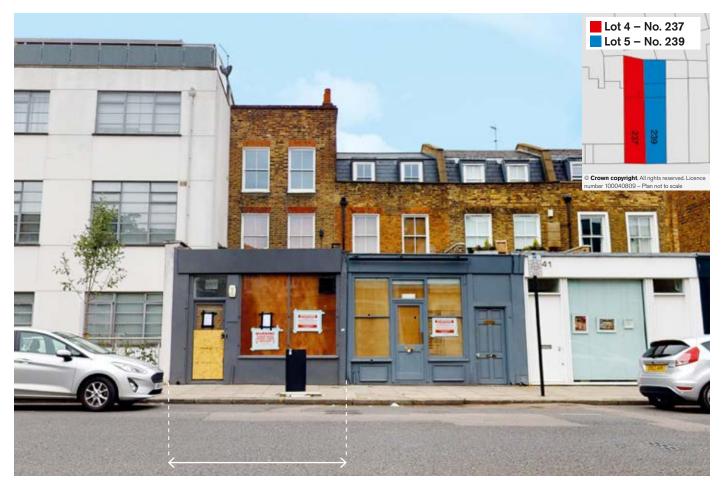
6 week completion



SITUATION

Located in the centre of this well known residential area close to the main shopping on Upper Street and Camden Passage, being approx. ½ mile from Angel Underground Station (Northern Line).

ACCOMMODATION

Gross Frontage	14'6"		
Ground Floor			
Shop	9'1"	Х	24'8"

Kitchen & WC

Raised Ground Floor

10'0" x Rear Room 1 8'6" Rear Room 2 11'4" 9'9" X

First Floor

11'1" x 13'10" Front Room Rear Room 8'6" x 10'2"

Second Floor

12'5" x 11'2" Front Room Rear Room 8'7" x 10'4"

Basement

11'4" x 13'4" Area Plus Cellar Area 30 sqft

GIA Approx. 1,607 sq ft

PROPERTY

Forming the end of a terrace of Period buildings believed to have been originally constructed as a shop with residential accommodation.

The property was completely renovated in 2018 (to include gas central heating, re-wiring, re-plumbing, new double glazed windows etc) and comprises a three storey building consisting of a Ground Floor Shop with a Basement leading to a rear yard together with Additional Rooms on the first and second floors (all Use Class A1).

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

From 2011 until 2017 the shop was let and occupied by Pistachio and Pickle. The upper parts were let and occupied as offices from 2002

According to the London Borough of Islington website Planning Permission is not required for change of use from Class A1 (Shop) to Class A1 (Shop) plus a single flat above - visit: www.

islington.gov.uk/planning/applications/permission-check/getplanning-permission

Purchasers are to make their own enquiries.

Note 1: Refer to Auctioneers to view the Virtual Tour and Floor Plans.

Note 2: The Rateable Value is £9,600.

Vacant Building

Grovelands

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Vendor's Solicitors

Royds Withy King

Tel: 020 7583 2222 Ref: Gareth Williams Email: gareth.williams@roydswithyking.com