



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" x 24'8"
Kitchen & WC

Raised Ground Floor

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

First Floor

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

Second Floor

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

Basement

Area 11'4" x 13'4"
Plus Cellar Area 30 sq ft

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 to 2016.

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/get-planning-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

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Joint Auctioneers

Grovelands
Tel: 020 8731 9777 Ref: David Iny
Email: davidiny@grovelands.net

Vendor's Solicitors

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

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'**