



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 15'1"

Ground Floor

Shop 10'8" x 24'9"

Steps to Basement

Area 14'0" x 22'0"

Plus Cellar Area 30 sq ft

Raised Ground Floor

Rear Room 1 10'3" x 11'1"

Rear Room 2 10'7" x 8'10"

First Floor

Front Room 10'11" x 14'1"

Rear Room 8'11" x 10'7"

WC

Second Floor

1 Room 13'3" x 18'9"

Plus Rear Outbuilding 192 sq ft

GIA Approx. 1,796 sq ft incl. Outbuilding

PROPERTY

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

The property was renovated in 2018 (to include gas central heating, re-wiring, re-plumbing, new double glazed windows etc) to provide a **Ground Floor Shop** with separate front entrance to **Offices** planned on rear ground, first and second floor levels. In addition, there is a **rear Courtyard and Outbuilding**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

PLANNING

From 2012 to 2015 the shop was let and occupied as a grocers. From 2005 to 2012 the shop was used for video rentals.

From 2002 to 2016 the upper parts were let and occupied as offices.

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 £20,900 by way of two assessments.

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'**