



SITUATION

Occupying a prominent position on this busy retail thoroughfare, close to the junction with Brooke Road, nearby branches of **Costa, Paddy Power, Mind, Sainsburys Local, Savers, Iceland** and a host of independent retailers, restaurants and coffee shops.

Stoke Newington is a highly sought-after commercial and residential area situated midway between Stamford Hill and Dalston and approximately 3½ miles north of the City of London.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'8"
Internal Width	15'8"
Shop Depth	36'11"
Built Depth	58'2"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 22nd August 1983 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Shaw Trust Limited(the) as a Charity Shop (having approx. 30 branches)** for a term of 10 years from 3rd August 2012 at a current rent of **£18,000 per annum** exclusive.

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

Vendor's Solicitors

Derrick Bridges & Co

Tel: 020 8449 7326 Ref: Vicky Weldhen

Email: vickyweldhen@derrickbridges.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

