



### SITUATION

Close to the junction with Ferntower Road and diagonally opposite Newington Green in the heart of this popular shopping area, nearby multiples such as **Ladbrokes, Post Office, Costcutter, William Hill** and a variety of independent retailers, bars, cafés and restaurants. Newington Green is a sought-after area situated between Dalston and Highbury less than ½ a mile from Canonbury Station (Overground) and ideally located approximately 2 miles north of the City of London.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 137	<b>Ground Floor Shop</b> Gross Frontage 18'0" Internal Width 13'3" widening to 16'4" Shop & Built Depth 37'4" <b>Basement</b> Area Approx. 630 sq ft Plus Timber Store				<b>VACANT</b> (Fitted out as a Bakery)
No. 137a	1st Floor Flat – Not inspected.	<b>Individual(s)</b>	999 years from 21st March 2016	£200	FRI
No. 137b	2nd & 3rd Floor Flat – Not inspected.	<b>Individual(s)</b>	999 years from 24th June 1988	£25	FRI
				<b>Total: £225</b>	
				<b>plus Vacant Shop &amp; Basement</b>	

### PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access to **2 Self-Contained Flats** on the first, second and third floors. The property includes a **Timber Store** in the rear garden.

**Note 1: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.**

**Note 2: There is a 6 week completion.**

**Note 3: Refer to Auctioneers for the virtual tour of the shop and basement.**

**£225** per annum  
 plus Vacant Shop & Basement

**Joint Auctioneers**  
 Gilmartin Ley  
 Tel: 020 8882 0111 Ref: Chris Gilmartin  
 Email: comms@gilmartinley.co.uk

**Vendor's Solicitors**  
 Edwin Coe LLP  
 Tel: 020 7691 4000 Ref: Campbell Greig  
 Email: campbell.greig@edwincoe.com

The Surveyors dealing with this property are **Elliott Greene** and **Steven Grossman**

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'**

