



## SITUATION

Located close to the junction with Crondall Street in this popular commercial and residential area amongst a host of local traders. The property is located approximately 1/2 a mile from Old Street Station (Northern Line) and is less than 1/2 a mile from Hoxton Overground Station. Hoxton is located approximately 3 miles north-east from central London.

## PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Commercial Unit** which has both front and rear access.

## ACCOMMODATION

### Ground Floor Commercial Unit

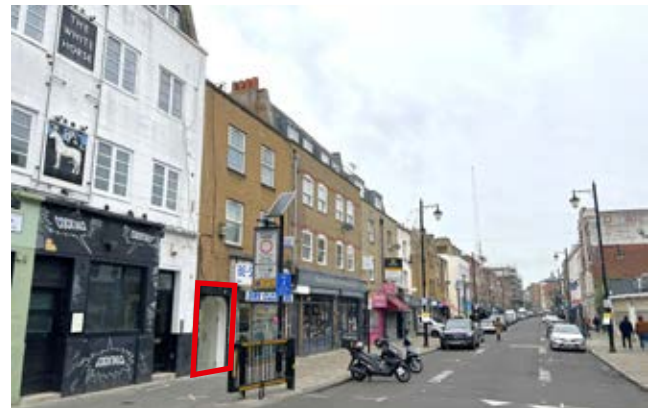
GIA Approx. 245 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

**Note 1:** There is a flying freehold above the property which is not included in the sale.

**Note 2:** The property has a rateable value of £3,100



# Vacant Commercial Unit

The Surveyors dealing with this property are  
**Steven Grossman** and **Nathan Schindler**

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'**

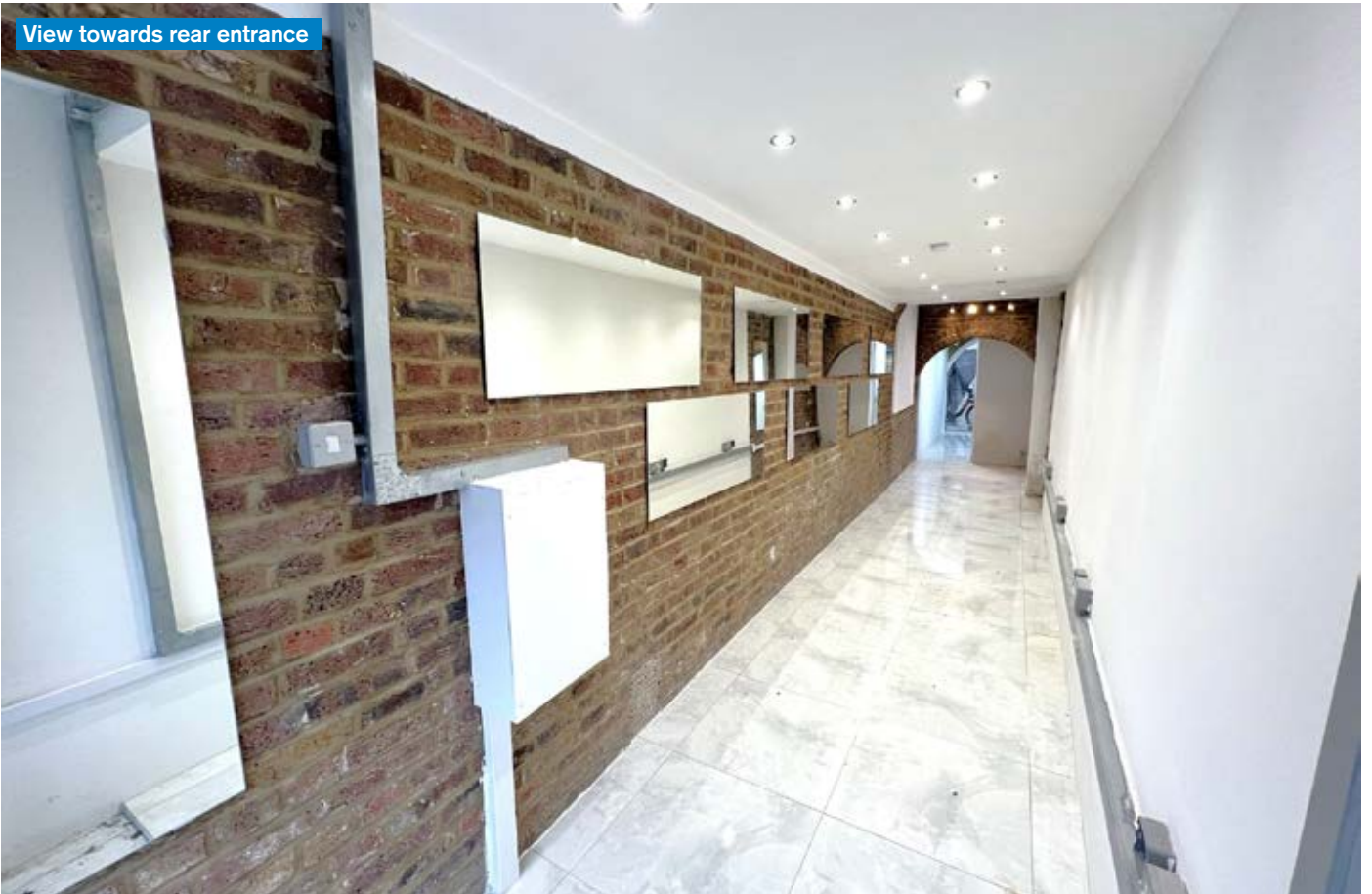
## Vendor's Solicitors

Watermans Solicitors

Tel: 020 8888 2820 Ref: Paul Browne

Email: pgb@watermanssolicitors.co.uk

View towards rear entrance



View towards front entrance

