



## SITUATION

Located close to the junction with Malborough Road in this well established retail parade amongst a variety of independent traders all serving this popular residential area.

The property is situated approximately 300 yards from Bowes Park Station (Great Northern), less than ½ a mile from Bounds Green Station (Piccadilly Line) and approx. 6 miles north of Central London.

## PROPERTY

2 deep adjoining mid-terrace buildings comprising:

- A **Ground Floor Shop (No. 71).**
- A **Ground Floor Restaurant (No. 73) which interconnects with the rear of No. 71 to access the seating area (approx. 65 covers).**
- Front access at No. 71 to a **Self-contained Flat** in the upper part.
- Front access at No. 73 to **2 Self-Contained Flats** in the upper part.

**VAT is NOT applicable to this Lot**

**FREEHOLD**



Front of No.73



Seating area in rear of No.71

## Vacant Shop & Restaurant with Development Potential

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

### Vendor's Solicitors

Taylor Rose

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### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 71/73 (Shop & Restaurant)	<b>No. 71 (Sandwich Shop plus Rear Seating Area used by No. 73):</b> Internal Width 12'4" widening at rear to 15'8" Built Depth 84'1" Ladies & Gents WCs  <b>No. 73 (Restaurant / Grill / Prep Area and Kitchen):</b> Internal Width 11'6" widening at rear to 14'3" Built Depth 84'1" WC  Total Area of Nos. 71 & 73: <b>Approx. 2,233 sq ft<sup>1</sup></b>			<b>VACANT</b>	
No. 71a (Flat)	Not inspected	<b>Individual(s)</b>	999 years from 25th December 2005	Peppercorn	FRI
No. 73a (2 Flats)	Not inspected	<b>Individual(s)</b>	999 years from 25th December 2005	Peppercorn	FRI

<sup>1</sup>Area taken from VOA

**Note:** There is potential to separate the ground floor into 2 Self-Contained commercial units and there may be potential to create Residential Accommodation at the rear of the ground floor, all subject to obtaining the necessary consents.