

Lot 30

3/3a Dennis Parade,
Winchmore Hill Road, Southgate,
London N14 6AA

***Guide: £50,000**
Vacant Shop & Self-Contained Office
6 week completion



SITUATION

Located in a prominent trading position within this established parade, close to the corner of Chase Road, just off the busy Southgate Roundabout and being diagonally opposite Southgate Underground Station (Piccadilly Line).

Nearby multiples include **Marks & Spencer Food Hall (which has a pay & display car park)**, **Ladbrokes**, **Paddy Power**, **Burger King**, **Caffe Nero**, **William Hill**, **Subway** and **Nando's** as well as a host of independent retailers.

Southgate is a popular suburb which lies approx. 8 miles north of central London.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Office** on the first floor.

In addition, the property benefits from rear access via a service road.

[Refer to the Auctioneers for the video tour of the property.](#)

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'9"
Internal Width	15'3"
widening to	18'7"
Shop Depth	42'4"
Built Depth	55'4"
WC	

First Floor Office

3 Rooms	
Kitchen	
Area	Approx 465 sq ft
2 WCs	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 25th December 1932 (thus having approx. 6¾ years unexpired) at a fixed ground rent of £25 p.a.

Offered with Vacant Possession

Vacant Shop & Self-Contained Office

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Tom Dace
Email: thomas@wdbproperty.co.uk

Vendor's Solicitors

Bolt Burdon LLP
Tel: 020 7288 4773 Ref: Artan Llabjani
Email: artanllabjani@boltburdon.co.uk

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'

