



### SITUATION

Located close to the junction with Weedington Road, opposite the **Local Library** and amongst a host of established independent traders as well as a **Post Office** and **Nisa Local**.

In addition, Queens Crescent Market, one of London's oldest street markets, is held every Thursday and Saturday.

**Queens Crescent is currently the subject of an Improvement Scheme which includes the installation of feature kerbing, feature planting and textured surfacing.**

Chalk Farm and Kentish Town Underground Stations (Northern Line) and Kentish Town Mainline Station are within close proximity.

Kentish Town is a popular north London residential suburb which lies approx. 3 miles from central London.

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at rear ground floor level. In addition, there is a separate front access to **2 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

### FREEHOLD

**Note: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to Auction.**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'7" Internal Width 12'7" Shop Depth 38'5" WC	<b>M. I. Gure (Café)</b>	15 years from 25th December 2023 <b>(The unit has been used as a café for many years)</b>	£14,000	FRI <b>Rent Reviews 2028 &amp; 5 yearly.</b>
Rear Ground Floor Flat	Bedroom with ensuite Shower Room/WC Living Room, Kitchen	<b>Individual</b>	1 year from 24th November 2024	£17,232	AST
First and Second Floor (2 Flats)	Not Inspected	<b>Various</b>	Each 125 years from 25th March 2013	£500 <b>(£250 per flat)</b>	Each FRI <b>Rent for each flat rises by £100 every 25 years.</b>
				<b>Total: £31,732</b>	



**£31,732** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

**Vendor's Solicitors**

Bartletts

Tel: 020 8340 2202 Ref: Fatma Mclver

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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'**