



SITUATION

Occupying a prominent trading position on the busy main A1 (Archway Road) between Wembury Road and Hornsey Lane Gardens and serving this highly sought after residential area within easy reach of Highgate Village and being approx. 4 miles north of Central London.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop.

Internal Width	14'9" (max)
Shop Depth	25'3"
Built Depth	40'9"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2006 at a peppercorn ground rent.



Offered with Vacant Possession

Note 1: The shop was previously let at £12,500 p.a.

Note 2: Refer to the Auctioneers for the video tour of the shop.

Vacant Shop

The Surveyors dealing with this property are
Jonathan Ross and Rocco Kay

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

Spencer West LLP

Tel: 020 7925 8080 Ref: Jaymini Ghelani

Email: jaymini.ghelani@spencer-west.com

