



## SITUATION

Occupying a prominent trading position in this fully occupied and well-known shopping parade, adjacent to **Greggs** and **William Hill** and amongst other multiples including **Post Office** and **Tesco Express** and a variety of well-established independent traders, all serving the surrounding popular residential area and being within close proximity of Oakwood Underground Station (Piccadilly Line).

Oakwood lies approximately 8 miles north of Central London and lies close to the M25 (Junction 24) and the North Circular Road (A406).

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'7" Internal Width 18'7" Shop Depth 34'0" Built Depth 45'9" External WC Rear Yard 50'10" Deep	<b>J. Avram &amp; J. A. Langton</b> (t/a Norman's Butchers) (Visit: <a href="http://www.fnorman.co.uk">www.fnorman.co.uk</a> )	10 years from 18th November 2024 <b>(Renewal of a previous Lease)</b>	£20,000	FRI <b>Rent Reviews 2029 &amp; 5 yearly.</b>
First & Second Floor Flat	Not inspected.	<b>Individual(s)</b>	125 years from 29th September 1996	£100	FRI
				<b>Total: £20,100</b>	

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on the first and second floor. There is a service road at the rear for unloading which provides access to a **Rear Yard**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£20,100** per annum

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

### Vendor's Solicitors

Eracleous & McKenna LLP  
Tel: 020 8242 5558 Ref: Sawvas Eracleous  
Email: [sawvas@eandmsolicitors.co.uk](mailto:sawvas@eandmsolicitors.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'**

