



6 WEEK COMPLETION

SITUATION

In this popular shopping centre serving the affluent surrounding residential area which includes such multiples as **HSBC, Prezzo, Ladbrokes** and **Lloyds TSB** and being within ¼ mile of Cockfosters Underground Station (Piccadilly Line)

VAT is NOT payable in respect of this Lot

PROPERTY

A terraced property comprising a **Large Ground Floor Shop** with large extension plus separate rear access to **2 Self-Contained Flats** above. In addition, the property benefits from use of a rear service road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 24'2 Internal Width 23'7 Shop and Built Depth 83'4 WC	Revive Bathrooms Ltd (with guarantor) (Bathroom Showroom)	10 years from 15th October 2010	£41,000	FRI Rent Review 2015 £20,500 Rent Deposit held
No.18a (First & Second Floor Flat)	4 Rooms, Kitchen, Bathroom/WC	Individuals	1 year from 22nd October 2010	£16,200	AST
No.18b (First Floor Flat)	4 Rooms, Kitchen, Bathroom/WC	Individuals	1 year from 12th September 2010	£15,600	AST
TOTAL				£72,800	

£72,800 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Charles Ross Solicitors - Tel: 020 8370 7750
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts