

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent position at the corner of Prince of Wales Road in this popular location midway between Kentish Town and Chalk Farm.

**PROPERTY**

A corner property currently arranged as a **Ground Floor Shop and Basement** plus separate front access to **7 Self-Contained Studio Flats**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Not Inspected		999 years from 25th March 1999	£250	FRI
Ground Floor Flat 1	1 Room, Shower/WC	Individual	1 year from 12th August 2010	£7,747.92	AST
First Floor Flat 2	1 Room, Shower/WC	Individual	2 years from 19th June 2009	£7,539.96	AST
First Floor Flat 3	1 Room, Shower/WC	Individual	1 year from 11th July 2010	£7,279.92	AST
First Floor Flat 4	1 Room, Shower/WC	Individual	2 years from 6th April 2011	£8,424	AST
Second Floor Flat 5	1 Room, Shower/WC	Individual	2 years from 1st September 2009	£7,800	AST
Second Floor Flat 6	1 Room, Shower/WC	Individual	2 years from 17th September 2009	£7,800	AST
Second Floor Flat 7	1 Room, Shower/WC	Individual	1 year from 26th October 2010	£7,279.92	AST
<b>TOTAL</b>				<b>£54,121.72</b>	

**£54,121.72 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Ingram Winter Green - Tel: 020 7845 7402  
Ref: N Green Esq - Email: nickgreen@iwg.co.uk

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