



**SITUATION**

Located close to the junction with New North Road within this well established retail parade which includes a **Post Office**, **Costcutter** and **William Hill**, being only a short distance from Upper Street, serving the surrounding residential area and diagonally opposite Essex Road Mainline Station.

Islington is a very fashionable and sought after mixed commercial and residential area conveniently situated midway between the West End and City.

**PROPERTY**

Forming part of a terraced retail parade comprising a **Ground Floor Shop** with internal access to a **Basement**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 16'7"  
Internal Width 15'9" narrowing to 12'0" at rear  
Shop Depth 33'0"

**Basement**

Storage Area Approx 315 sq ft  
WC

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

**TENURE**

**Leasehold for a term of 999 years from 1st October 2007 at peppercorn ground rent.**

**TENANCY**

The property is let on a repairing and insuring lease to Julie Horrigan as a Coffee Shop and Florist for a term of 8 years from 5th November 2008 (**in occupation since 2003**) at a current rent of **£13,000 per annum** exclusive.

**Rent Review 2013**

Note: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

**£13,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

Hamlins LLP - Tel: 020 7355 6000  
Ref: Ms Yvonne Raymond - Email: yraymond@hamlins.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