



SITUATION

Located close to the junction with Upper Street and High Street in an established local parade within the heart of Islington and only a few hundred yards from Angel Underground Station (Northern Line). Islington is a very fashionable and sort after mixed commercial and residential area conveniently situated midway between the West End and City.

PROPERTY

Forming part of a modern terraced parade comprising a **Ground Floor Shop** with internal access to an integral **Garage** with an up and over door at Lower Ground Floor level leading onto a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'8"
Net Frontage	14'3"
widening at rear to	19'11"
Shop & Built Depth	39'4"
WC	

Lower Ground

Integral Garage Area	Approx 165 sq ft
----------------------	------------------

VAT is NOT payable in respect of this Lot

£19,000 per annum

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

TENURE

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

TENANCY

The property is let on an internal repairing and insuring lease to D Clarke & M Clarke trading as Maria's Guys & Dolls Hair Salon for a term of 12 years from 25 December 2000 at a current rent of **£19,000 per annum** exclusive.

Note 1: The tenant has been in occupation for approximately 25 years.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.



VENDOR'S SOLICITORS
Hamblins LLP – Tel: 020 7355 6000
Ref: C. Maxwell – Email: cmaxwell@hamblins.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