

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"

Lower Ground

WC

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

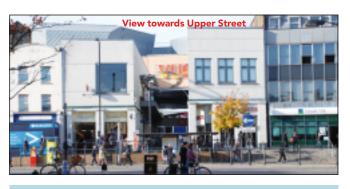
Leasehold for a term of 999 years from 1st October 2007 at a peppercorn ground rent.

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 SOLICITORSHamlins LLP – Tel: 020 7355 6000
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