



SITUATION

Located close to the junction with Northdown Street in this established local parade being situated within this continually improving mixed commercial and residential area and in close proximity to King's Cross and St Pancras Station, the latter of which includes the Channel Tunnel Terminal.

PROPERTY

Forming part of a mid-terraced parade comprising a **Ground Floor Office with Basement.**

ACCOMMODATION

Ground Floor Office

Gross Frontage 13'6"
Internal Width 11'8"
Built Depth 33'6"
WC

Basement

Store/Kitchen Area Approx 340 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 full repairing and insuring lease to ABC Algerian British Connection (promoting Algerian Arts, Culture and Traditions) for a term of 15 years from 19th December 2006 at a current rent of **£8,500 per annum** exclusive.

Rent Reviews 2012 and 3 Yearly

Tenant's Break at any time on 6 months prior Notice.

Landlord's Break Dec 2011 & Dec 2016.

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

£8,500 per annum

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

VENDOR'S SOLICITORS
Hamllins LLP - Tel: 020 7355 6000
Ref: C. Maxwell Esq- Email: cmaxwell@hamllins.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