



SITUATION

Located close to the junction with Packington Street, only a few minutes walk from the intersection with Upper Street, in this very fashionable and sought after mixed commercial and residential area, amongst a variety of multiple and specialist retailers and various bars and restaurants including the **Bath Store** and **Giraffe**. The area is well served by public transport via bus routes and it is in close proximity to Essex Road Mainline Station and Angel Underground Station.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop** with internal access to **Basement Storage**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'4"
Internal Width	12'4"
Shop Depth	31'7"
Built Depth	37'11"

WC

Basement Storage

Area	Approx 400 sq ft
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VAT is NOT payable in respect of this Lot

£15,000 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 a full repairing and insuring lease to P J Patel as a News/Conf/Tob for a term from 3rd June 2005 to the 29th September 2012 at a current rent of **£15,000 per annum** exclusive.

Note 1: There is a £4,617.48 deposit held.

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: Ms Yvonne Raymond – Email: yraymond@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