

6 WEEK COMPLETION



SITUATION

In a popular residential area at the junction with Hollington Road, only a short distance from the multiple shopping facilities of the High Road, Tottenham Hotspur Football Club and Bruce Grove Main Line station.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace building comprising **2 Self-Contained Flats** arranged over ground and first floors. In addition, the Ground Floor Flat benefits from a private rear garden.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.67 (Ground Floor Flat with Rear Garden)	2 Rooms, Kitchen, Bathroom/WC	Individual	AST – See Note	£9,600	
No.67A (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual	AST – See Note	£9,000	

TOTAL	£18,600
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Note: The previous formal AST Agreements have been terminated, but rent continues to be collected and accordingly the tenancies continue on a verbal basis.

£18,600 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



JOINT AUCTIONEER

Colliers International

VENDOR'S SOLICITORS

Walker Morris - Tel: 0113 283 2500

Ref: S Young Esq – Email: steven.young@walkermorris.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