



**SITUATION**

Located at the corner of Hornsey Park Road only a short distance from Hornsey Rail Station (Main Line) and Turnpike Lane Underground Station (Piccadilly Line) in this densely populated residential area close to Wood Green High Road.

**PROPERTY**

Forming part of a corner property comprising a **Ground Floor Doctors Surgery** together with a **Rear Garden**.

**ACCOMMODATION\***

**Ground Floor Doctor's Surgery**

Gross Frontage 13'2"  
Built Depth 76'0"  
Area Approx 1,010 sq ft  
2 WCs

\*Not inspected by Barnett Ross. Area and measurements supplied by vendor.

**VAT is NOT payable in respect of this Lot**

**TENURE**

Leasehold for a term of 999 years from 2011 at a peppercorn ground rent.

**£21,500 per annum**

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

**TENANCY**

The property is let on a full repairing and insuring lease to **E. Obineche as an NHS Doctors Surgery** for a term of 10 years from 27th July 2005 at a current rent of **£21,500 per annum** exclusive.

**Note 1: The property has traded as a doctors surgery for over 60 years.**

**Note 2: The tenant receives payment of their rent from the NHS.**

**Note 3: The rent increased from £19,000 in 2010.**



**VENDOR'S SOLICITORS**  
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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