



SITUATION

Occupying a busy trading position close to the junction with Myddelton Road, opposite **Greig City Academy** and amongst a variety of established traders including **Tesco Express** and **Ladbrokes**, all serving the surrounding residential area.

Hornsey is located approximately 7 miles north of Central London and benefits from being within close proximity of Hornsey Mainline Station.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** and **Basement** with separate side access to **3 Self-Contained Flats** planned on Rear Ground, First and Second Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 24'2" Internal Width 13'2" (max) Shop Depth 38'4" Built Depth 43'8" WC Basement Area Approx 430 sq ft	A. Babini (Coffee shop/ delicatessen)	10 years from 6th July 2011	£12,500	FRI (subject to a schedule of condition) Rent Review 2016 £3,125 Rent Deposit held.
Rear Ground Floor Studio Flat	1 Room incl. Kitchen, Shower Room/WC	Individual	1 year from 19th February 2011	£7,800	AST
First & Second Floor (2 Flats)	Not inspected	Various	Each 120 years from 24th June 1983	£100 (£50 per flat)	Each FRI Rent rises by £100 every 33 years
TOTAL				£20,400	

Note: In accordance with S. 5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

£20,400 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
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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