

6 WEEK COMPLETION



SITUATION

Located close to the junction with Bounds Green Road within this well established local parade adjoining Bounds Green Underground Station (Piccadilly Line) and nearby multiples include **Betfred, Ellis & Co.** and **Londis**.

PROPERTY

A substantial end of terrace property comprising a **Ground Floor Shop and Lower Ground Floor** together with separate side access to a **Self-Contained 3 Bed Maisonette** on the two upper floors and a large **Rear Garden**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Floor	Ground Floor Shop Gross Frontage 23'0" Internal Width 17'6" Shop Depth 29'2" Lower Ground Floor 3 Rooms Area Approx 270 sq ft WC	S. Shah and B. Shah (Newsagent/ Off Licence/ Tob/Conf.)	20 years from 31st July 2006	£15,000	FRI Rent Reviews 2016 and 2021
First & Second Floor Maisonette	4 Rooms, Kitchen, Bathroom/WC plus Rear Garden Area Approx 1,020 sq ft	Individuals	1 year from 1st August 2011	£13,200	AST
TOTAL				£28,200	

£28,200 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Frank Forney and Partners - Tel: 020 8889 1971
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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