



6 WEEK COMPLETION

SITUATION

Located in this cul-de-sac directly off Crouch Hill being just a few minutes walk from the varied shopping facilities of The Broadway with Crouch Hill Mainline Station being within close proximity.

PROPERTY & ACCOMMODATION

A detached building comprising a newly refurbished **Ground Floor Store/Office (B8/B1 Use)** with UPVC Double Glazing and Shower Room/WC.

GIA Approx 170 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There may be potential to convert to residential use, subject to obtaining the necessary consents.



**Newly Refurbished
Vacant Store/Office**

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

VENDOR'S SOLICITORS
Millington Wallace & Co – Tel: 020 8882 1051
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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