

6 WEEK COMPLETION



SITUATION

Within an established local parade serving the surrounding residential area just off Willow Road which leads directly to the A110 Southbury Road and Enfield Town Centre (only ½ mile distant), together with easy access to the A10 Great Cambridge Road which provides a direct link to the M25 (Junction 25).

PROPERTY

A corner property comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at first floor level.

There is a **Garage** to the rear and side parking for 4 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|--|------------------------------|--|-------------------|--|
| No 24 (Ground Floor Shop, Garage & side parking spaces) | Gross Frontage 20'0" Internal Width 18'5" Shop Depth 29'1" Built Depth 41'3" WC Garage | S Mehmet (Hair Salon) | 7 years from 25th December 2011 (In occupation since 2008) | £10,400 | FRI Rent Review 2015 |
| No 24a (First Floor Flat) | 3 Rooms, Kitchen, Bathroom/WC | Individual | 125 years from 29th September 2002 | £100 | FRI Rising by £100 every 33 years. |
| TOTAL | | | | £10,500 | |

Note: We understand that the Shop tenant spent £85,000 fitting out the salon.

£10,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Vincent, French & Browne - Tel: 020 7831 4994
Ref: Ms Jill Mehrji - Email: info@vfb.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