

LOT
C

6/6a Aldermans Hill,
Palmers Green,
London N13 4PJ

Reserve Below
£425,000

FREEHOLD FOR SALE BY PUBLIC AUCTION
WEDNESDAY 29TH FEBRUARY 2012 AT 1 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG

4 WEEK COMPLETION



SITUATION

Occupying a prominent trading position under 100 yards from Palmers Green Mainline Station, facing 'The Triangle' at the junction with Green Lane, adjacent to **Barclays** and **Subway**, opposite **WH Smith**, **Nationwide** and **Santander**, and close to **Morrisons**, **McDonalds**, **Starbucks**, **Iceland** and many others. Palmers Green is a popular north London suburb close to Southgate and Winchmore Hill, enjoying easy access to the A406 North Circular Road, under 10 miles north of Central London.

ACCOMMODATION

Ground Floor Take-away

Gross Frontage 20'2"
Internal Width 14'3" widening to 16'6"
Shop Depth 39'10"
Built Depth 62'10"

2 WC's

External Store Area Approx 140 sq ft

Covered Store Area Approx 110 sq ft

Basement Store Area Approx 110 sq ft (5'9" head height)

First & Second Floor Maisonette

5 Rooms, Kitchen/Breakfast Room, Bathroom, separate WC

VAT is NOT payable in respect of this Lot

£30,000 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **JOHN BARNETT**

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Take-away** with external access to **Basement Storage** plus separate front entrance to a **Large Self-Contained Maisonette** on two upper floors.

There is also a **rear store building** and a **further covered store area**.

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M. Arif t/a Millenium Fried Chicken** for a term of 15 years from 14th January 2005 at a current rent of **£30,000 per annum** exclusive.

Rent Reviews 2010 (Outstanding – no action yet taken) & 2015



General Conditions and Memorandum
As per Barnett Ross Catalogue 29th February 2012
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £275 (including VAT) upon exchange of contracts

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Note: In accordance with the Estate Agents Act 1979 it is disclosed that two Directors of the Auctioneers have an interest in the property.

VENDOR'S SOLICITORS
WGS Solicitors - Tel: 020 7723 1656
Ref: J Shapiro - Email: js@wgs.co.uk