

6 WEEK COMPLETION



SITUATION

Located within this established parade near to the junction with Forest Road amongst a host of established traders serving the surrounding residential area. Cheshunt is located 4 miles north of Enfield and benefits from excellent road links via the M25 (Junction 25) and the A10.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first floor. **There may be potential to create further accomodation on the flat roof, subject to obtaining the necessary consents.**

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'6" Internal Width 17'2" Shop and Built Depth 40'6" WC	Mrs Nisha Tailor (Service Laundrette)	15 years from 1st December 2009	£11,000	FRI Rent Reviews December 2012 & 3 yearly Tenant's 2011 Break not exercised. The shop has been used as a laundrette for at least 10 years.
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 19th July 2007	£6,600	AST (Holding over) We are informed the rent has not increased since July 2007 £787.50 Rent Deposit held
TOTAL				£17,600	

£17,600 per annum

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

VENDOR'S SOLICITORS

GPT Solicitors – Tel: 020 8904 6495
Ref: A. Patel Esq – Email: mail@gptlawpractice.com

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