

6 WEEK COMPLETION



SITUATION

Tottenham is a busy commercial area and densely populated residential suburb of London lying about 7 miles north of Central London. The property benefits from excellent road links and lies 6 miles west of the M11 (Junction 4) and the North Circular Road.

White Hart Lane, Silver Street, Northumberland Park and Angel Road Rail Stations (Greater Anglia Line) are all within easy walking distance.

PROPERTY

A purpose built 4 Storey Industrial Building constructed of a concrete frame with brick and block infill. Two goods lifts serve all floors (not currently working) and there is a front yard for at least 16 cars. In addition, the property includes a private roadway from West Road and 4 Telecom Masts.

VAT is payable in respect of this Lot

FREEHOLD

£93,406.82 per annum Plus 2 Vacant Units

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



Unit 8A, 8B, 8C



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Unit 1 (Ground Floor)	Area Approx 2,675 sq ft	<b>VACANT</b>			
Units 2a & 2b (Ground Floor)	Area Approx 4,930 sq ft	<b>F Naim (Clothing manufacturer)</b>	5 years from 1st December 2009	£9,000	FRI
Unit 3 (1st Floor)	Area Approx 2,525 sq ft	<b>VACANT</b>			
Units 4a & 4b (1st Floor)	Area Approx 5,325 sq ft	<b>Lady Shutak Ltd (Fashion)</b>	5 years from 8th October 2009	£9,000	FRI
Unit 5 (2nd Floor)	Area Approx 2,500 sq ft	<b>T F Olagunja (New Life Evangelical Church)</b>	7 years from 22nd May 2006	£9,000	FRI
Units 6a & 6b (2nd Floor)	Area Approx 4,650 sq ft	<b>Mr Cozmo t/a Nesso Ltd (Clothing manufacturer)</b>	5 years from 17th November 2009	£9,000	FRI
Unit 7 (3rd Floor)	Area Approx 2,860 sq ft	<b>Lady Shutak Ltd (Fashion)</b>	1 year from 1st September 2010	£5,000	FRI
Units 8a, 8b & 8c (3rd Floor)	Area Approx 5,000 sq ft	<b>Kenso Ltd (Clothing manufacturer)</b>	3 years from 1st November 2011	£8,000	FRI
Telecom Mast 1		<b>Hutchinson 3G UK Ltd</b>	15 years from 1st January 2002	£11,669	<b>Tenants Break on 1 months notice. Landlord's Redevelopment Break at any time on 12 months prior notice.</b>
Telecom Mast 2		<b>Vodafone Ltd</b>	15 years from 5th February 2004	£13,900	
Telecom Mast 3		<b>O2 (UK) Ltd</b>	20 years from 29th June 2007	£9,500	
Telecom Mast 4		<b>Airwave Solutions Ltd</b>	15 years from 6th November 2002	£9,337.82	
<b>Total Area Approx 30,465 Sq Ft</b>			<b>TOTAL</b>	<b>£93,406.82 Plus 2 Vacant Units</b>	

VENDOR'S SOLICITORS

Vyman Solicitors - Tel: 020 8427 9080 Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.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