

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position close to the crossing with Chingford Mount Road/Old Church Road (A112) and New Road (A1009) adjacent to **Thomas Cook** and amongst such multiples as **Subway, The Money Shop, Betfred, Superdrug, Iceland, KFC, Sainsbury's, Stead & Simpson** and many more.

Chingford lies approximately 10 miles north east of Central London and immediately north of the A406 (North Circular Road).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a rear service road for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'5" Internal Width 19'2" Shop Depth 61'8" Built Depth 81'6" Sales Area Approx 1,090 sq ft Store Area Approx 245 sq ft WC	M. R. Owolabi-Osifeso (Ladies Boutique – Clothes/Jewellery/ Accessories)	10 years from 22nd December 2011	£15,000 (See Note)	FRI Rent Review 2016 Rent deposit of £5,000 held
First Floor Flat	Not Inspected	Individual	125 years from 8th November 2011	£50	FRI Rent Rises
TOTAL				£15,050	

Note: The initial rent is £14,000 p.a rising to £14,500 p.a in year 2 and £15,000 p.a in year 3. The Vendor will make up the rental shortfall on completion.

£15,050 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Lillywhite Williams & Co Solicitors - Tel: 020 8593 7471
Ref: 1 Lillywhite Esq - Email: carol@lwlw.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