



**REDEVELOPMENT POTENTIAL
6 WEEK COMPLETION**

SITUATION

Located close to the junction with Affleck Street, being within close proximity to the excellent shopping facilities of Upper Street and approximately 1/2 mile to Kings Cross and St Pancras Mainline and Underground Stations. The surrounding area is seeing extensive residential and commercial redevelopment and regeneration.

PROPERTY

A single storey **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

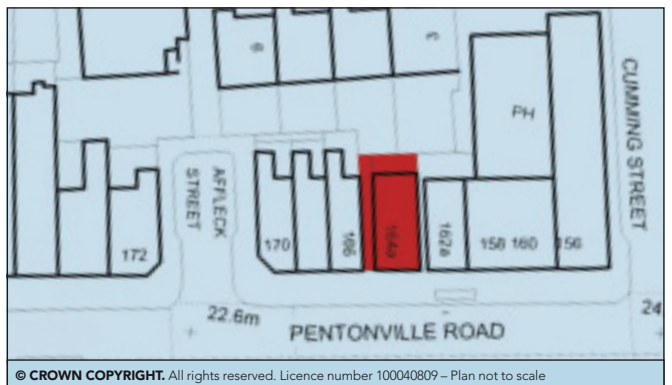
Gross Frontage	18'9"
Internal Width	17'0"
Shop Depth	24'0"
Built Depth	34'0"

VAT – Refer to Auctioneers

FREEHOLD offered with FULL VACANT POSSESSION

Note 1: The property is in poor condition.

Note 2: No.168 Pentonville Road sold in March 2007 for £860,000.



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Vacant Shop

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

VENDOR'S SOLICITORS
Wilkin Chapman Grange - Tel: 01472 262626
Ref: M Dix Esq - Email: mdix@wilkinchapmangrange.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