



SITUATION

Located at the corner of Hornsey Park Road only a short distance from Hornsey Rail Station (Main Line) and Turnpike Lane Underground Station (Piccadilly Line) in this densely populated residential area close to Wood Green High Road.

PROPERTY

Forming part of a corner property comprising a **Ground Floor Doctors Surgery** together with a **Rear Garden**.

ACCOMMODATION*

Ground Floor Doctor's Surgery

Gross Frontage	13'2"
Built Depth	76'0"
Area	Approx 1,010 sq ft
2 WCs	

*Not inspected by Barnett Ross. Area and measurements supplied by vendor.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 2011 at a peppercorn ground rent.

£21,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

TENANCY

The property is let on an effectively full repairing and insuring lease to **E. Obineche as an NHS Doctors Surgery** for a term of 10 years from 27th July 2005 at a current rent of **£21,500 per annum** exclusive.

Note 1: The property has traded as a doctors surgery for over 60 years.

Note 2: The tenant receives payment of their rent from the NHS.

Note 3: The rent increased from £19,000 in 2010.



Hornsey Park Road frontage

VENDOR'S SOLICITORS

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.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