

IN SAME OWNERSHIP OVER 20 YEARS



SITUATION

Occupying a busy trading position on the Holloway Road (A1) within this popular mixed commercial and residential area close to the junction with Marlborough Road being well served by numerous bus routes. Upper Holloway Mainline Station is directly opposite and Archway Underground Station (Northern Line) is within close proximity.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** which currently has hatch access to an **Upper Part (See Notes)**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop & Upper Part with Residential Development Opportunity

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'11"
Internal Width	18'4"
Shop Depth	39'11"
Built Depth	51'5"
2 WC's	

First Floor

3 Rooms, WC	GIA Approx	755 sq ft
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Second Floor

2 Rooms	GIA Approx	530 sq ft
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Total	GIA Approx	1,285 sq ft
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Note 1: Planning Permission had previously been granted in 2002 by London Borough of Islington for the conversion of the upper parts into a Self-Contained 3 Bed Maisonette. This Planning Permission has not been implemented and has now expired. There may also be potential to convert the Upper Parts into 1 or 2 Flats and create an additional floor, subject to obtaining the necessary consents.

Note 2: Inspections of the Upper Part will not be permitted, but floor plans and internal photographs of the Upper Part are available from the Auctioneers on request.

VENDOR'S SOLICITORS

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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