



SITUATION

Located within this modern retail/residential development on the busy A10 at the junction with Northwold Road and Stamford Hill close to a **Pizza Hut** and within easy walking distance of Stoke Newington Rail Station.

Stoke Newington is a thriving cosmopolitan residential area located 1 ½ miles from Dalston and Hackney and 5 ½ miles north east of Central London.

PROPERTY

A prominent corner property with excellent window frontage comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Total Frontage	72'7"
Internal Width	38'4" max.
Shop Depth	26'7" max.
Sales Area	Approx 870 sq ft
WC	

VAT is NOT payable in respect of this Lot

£25,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

TENURE

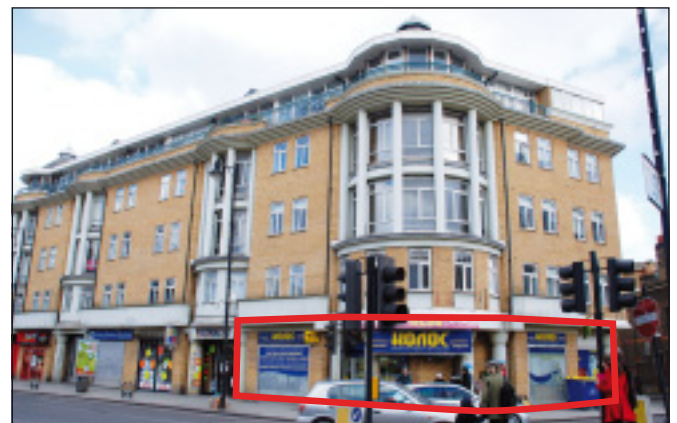
Leasehold for a term of 999 years from 30th March 1994 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **S Goudzil as a convenience store and delicatessen** for a term of 15 years from 10th July 2003 at a current rent of **£25,000 per annum** exclusive.

Rent Review 2015

Note: There is a £10,000 rental deposit held.



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 £350 (including VAT) upon exchange of contracts