

**IN SAME OWNERSHIP SINCE 1988
6 WEEK COMPLETION**



SITUATION

Occupying a prominent corner site at the junction with Wightman Road within easy walking distance of both Turnpike Lane Underground Station (Piccadilly Line) and Hornsey Rail Station. Hornsey is a densely populated residential area close to the amenities of Wood Green High Road and Alexandra Palace.

PROPERTY

Comprising **6 Intercommunicating Ground Floor Shops** benefitting from rear mews access and separate front, side and rear access to **15 Self Contained Flats on Three Upper Floors**. Each flat benefits from gas central heating. The property was extended in 1994 at the side and rear of the property to provide additional residential accommodation and an additional floor.

The Freehold of the property includes the majority of the mews with **3 Timber Framed Stores** and a **Private Enclosed Yard** together with **6 Car Parking Spaces** to the rear of the shops.

In addition, the property benefits from a **Vacant Ground Floor Office** with separate front access from Wightman Road and off-street parking for up to 2 cars together with a **Vacant Ground Floor Store** to the rear of no. 127.

£213,912.76 per annum plus Vacant Flat, Office & Stores

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

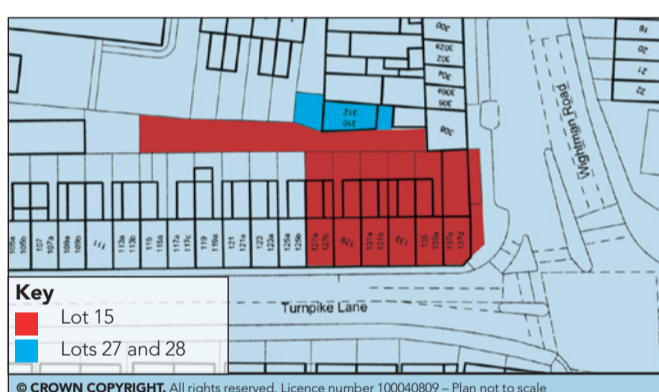
VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: The original three leases (each comprising two shops) to the lessees were terminated and on 1st June 2007 the Edmonton County Court ordered a total interim rent of £60,000 p.a.x. payable from 28th January 2006. This rent has been paid from this date until present but no new lease has been entered into although the Court also ordered the three new leases to be executed by 15th June 2007.

Note 2: In the Auctioneer's opinion, a residential development is possible in the end section of the mews, subject to obtaining the necessary consents.

Note 3: All flats are furnished which are included in the sale.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
6 Ground Floor Shops	Total Frontage 129'5" Internal Width 103'3" Shop Depth 51'6" (max) 2 WCs	E & A Export and Import Ltd (Lighting Supplies)	Holding Over	£60,000	FRI See Note 1
Ground Floor Office	Area Approx 323 sq ft Incl. Kitchen and WC Plus 2 car parking spaces	VACANT			
Rear Storage Room	Area Approx 220 sq ft	VACANT			
3 Rear Timber Stores	Store 1 – Area Approx 385 sq ft Store 2 – Area Approx 187 sq ft Store 3 – Area Approx 118 sq ft	VACANT			
Flat 127A (First Floor)	2 Rooms, Kitchen, Bathroom/WC plus Roof Terrace Area Approx 592 sq ft*	Individual	Holding over	£10,399.92	AST Same rent since 2004
Flat 127B (Second Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 716 sq ft*	Individual	Holding over	£10,399.92	AST Same rent since 2004
Flat 131A (First Floor)	3 Rooms, Kitchen, Bathroom/WC Area Approx 629 sq ft*	VACANT			
Flat 131B (First Floor)	3 Rooms, Kitchen, Bathroom/WC Area Approx 624 sq ft*	3 Individuals	1 year (less 1 day) from 18th October 2012	£16,119.96	£1,343.33 deposit held
Flat 131C (Second Floor)	3 Rooms, Kitchen, Bathroom/WC Area Approx 646 sq ft*	2 Individuals	Holding Over	£12,000	AST £500 deposit held
Flat 131D (Second Floor)	3 Rooms, Kitchen, Bathroom/WC Area Approx 667 sq ft*	3 Individuals	Holding Over	£12,000	AST £500 deposit held
Flat 133A (First/ Second Floor)	1 Bedroom, Recep/Kitchen, Shower/WC Area Approx 360 sq ft*	Individual	Holding Over	£10,200	AST
Flat 133B (First Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 366 sq ft*	Individual	Holding Over	£12,000	AST
Flat 133C (Second Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 387 sq ft*	Individual	1 year (less 1 day) from 15th March 2013	£11,960.04	AST £1,380 deposit held
Flat 133D (Third Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 393 sq ft*	2 Individuals	1 year (less 1 day) from 12th January 2013	£12,000	AST £1,380 deposit held
Flat 135A (First/ Second Floor)	3 Rooms, Kitchen, Bathroom/WC Area Approx 1,119 sq ft*	Individual	Regulated	£5,408	EDR 15/11/10
Flat 137A (First Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 597 sq ft*	London Borough of Haringey	Since 2008	£9,125	
Flat 137B (First Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 506 sq ft*	Individual	Holding over	£10,399.92	AST
Flat 137C (Second Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 619 sq ft*	Individual	1 year from 1st November 2012	£12,000	AST
Flat 137D (Second Floor)	2 Rooms, Kitchen, Bathroom/WC Area Approx 538 sq ft*	Individual	Holding Over	£9,900	AST
TOTAL RESIDENTIAL GIA 8,759sq ft				TOTAL £213,912.76 plus Vacant Flat, Office and Stores	

*Not inspected by Barnett Ross. Areas supplied by Vendor.

VENDOR'S SOLICITORS
W T Jones - Tel: 020 7405 4631
Ref: P Hambleton Esq - Email: pch71@aol.com

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