



SITUATION

Occupying a busy trading position amongst a host of established traders close to the junction with Weedington Road being close to Chalk Farm & Kentish Town Underground Station (Northern Line) and Kentish Town Mainline Station. Queens Crescent Market, one of London's oldest street markets is held every Thursday and Saturday. Kentish Town is a popular north London residential suburb which lies approximately 3 miles from Central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a rear ground floor **Self-Contained Flat**. In addition, there is separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'2" Internal Width 12'8" Shop Depth 37'7" WC	Asha Ahmed (Mini-Market)	15 years from 25th December 2012	£9,600	FRI Rent Reviews 2015 and 5 Yearly
Rear Ground Floor Flat	Bedroom, Lounge/Kitchen, Shower Room/WC	Individual	12 months from 26th July 2011	£13,000	AST Holding Over
No 96A (First Floor Flat)	Not Inspected	Individual	125 years from 25th March 2013	£250	FRI Rent rising by £100 every 25 years
No 96B (Second Floor Flat)	Bedroom, Lounge/Kitchen, Bathroom/WC		125 years from 25th March 2013	£250	FRI Rent rising by £100 every 25 years
TOTAL				£23,100	

£23,100 per annum

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

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 £600 (including VAT) upon exchange of contracts