

**IN SAME FAMILY OWNERSHIP FOR OVER 30 YEARS
4 WEEK COMPLETION**



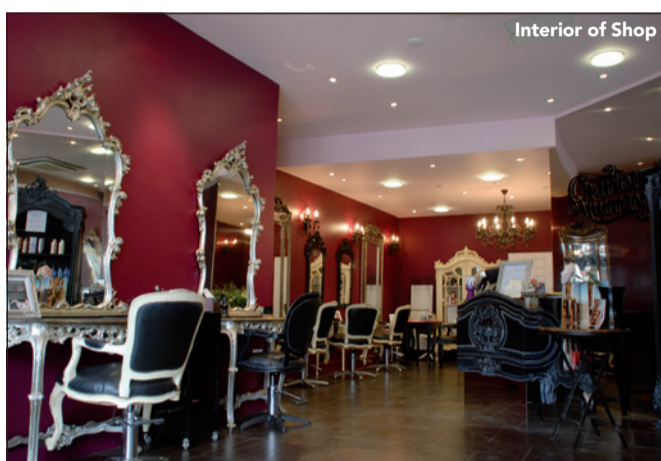
SITUATION

Located opposite the junction with Woodberry Crescent in this prominent trading position, amongst such multiple retailers as **Costa Coffee, Waitrose, Post Office, Boots Opticians, William Hill, 99p Stores, Specsavers, Vodafone** and **Carluccio's**.

Muswell Hill is an affluent and extremely popular suburb of north London between Highgate and Finchley and enjoys good road access via the A406 (North Circular Road).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first and second floors. In addition, the property includes a **Garage and 1 Parking Space** (which is accessed via a rear service road from Muswell Road) **where there is potential to construct additional accommodation, subject to obtaining the necessary consents.**



Interior of Shop

VAT is NOT payable in respect of this Lot

FREEHOLD

**£56,164 p.a. plus
Vacant Garage & Parking
Space with Potential**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

4 WEEK COMPLETION



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 464 (Ground Floor Shop)	Gross Frontage 18'9" Internal Width 17'1" widening at rear to 18'8" Shop Depth 53'3" Built Depth 59'6" WC	Charlotte Murray (Hairdresser) (See Note)	10 years from 25th March 2007	£31,250	FRI £7,087.50 Rent Deposit held
No. 466 (First Floor Flat)	3 Rooms, Kitchen/Diner, Bathroom/WC*	Individual	Regulated	£7,338	EDR 11/02/13
No. 468 (Second Floor Flat)	3 Rooms, Kitchen/Diner, Bathroom/WC & Balcony (GIA Approx 900 sq ft)	2 Individuals	1 year from 19th February 2012	£17,576	AST Holding over £2,028 Rent Deposit held
Garage & Parking Space	Garage 10'1" x 19'11" Plus 1 Parking Space				VACANT (Potential to construct additional accommodation, subject to obtaining the necessary consents.)

*Not inspected by Barnett Ross

TOTAL £56,164 plus Vacant Garage & Parking Space

Note: The lease of the shop was assigned to Charlotte Murray in Jan 2008. The original lease was to an individual with the benefit of a personal surety, both of whom are guarantors as per the Licence to Assign.

VENDOR'S SOLICITORS
YVA Solicitors - Tel: 020 8445 9898
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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