

View opposite Property

4 WEEK COMPLETION



SITUATION

Located at the junction with George's Road, opposite the **London Metropolitan University** and amongst such multiple traders as **Ladbroke's** and **Paddy Power** and within close proximity to **Arsenal's Emirates Stadium**. Holloway Road Underground Station (Piccadilly Line) is nearby as is Highbury Corner and Islington's Upper Street.

PROPERTY

An end of terraced building comprising a **Ground Floor Corner Shop** with separate side access to **3 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 16'8" Return Frontage 10'1" Internal Width 14'8" Shop Depth 27'7" Built Depth 37'5" WC	O. Haeri-Zadeh & A. Naderi-Najafabadi (Milkshake bar & Diner)	10 years from 14th December 2009	£14,000	FRI Rent Review and Tenant's Break December 2014
First Floor Flat	1 Bedroom, open plan Kitchen/ Reception Room, Bathroom/WC	Individual	Holding Over	£9,900	AST In occupation since 2006
Second Floor Flat	1 Room incl. Kitchen, Bathroom/WC	Major Housing Association	5 years from 11th May 2012	£11,700	
Second Floor Flat	1 Room incl. Kitchen, Bathroom/WC	Major Housing Association	5 years from 18th May 2012	£11,700	
TOTAL				£47,300	

£47,300 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Rexton Law LLP – Tel: 020 8819 5899
Ref: D. Zysblat Esq – Email: daniel@rextonlaw.co.uk

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