

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position within this popular and busy shopping area amongst such multiples as **William Hill, Post Office** and a host of established traders, close to the junction with Grove Park Road and only a short distance from Seven Sisters Underground (Victoria Line) and Mainline Station.

**PROPERTY**

Forming part of a mid terraced building comprising a **Deep Ground Floor Shop.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	15'8"
Internal Width	12'3" widening to 17'
Shop & Built Depth	81'0"
Sales Area	Approx 1,110 sq ft
Ladies/Gents/Staff WC's	

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from 24th March 2006 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Limited t/a Betfred (having over 750 branches) (T/O for Y/E 25/03/12 £4.6bn, Pre-Tax Profit £16.4m and Net Worth £64.8m)** for a term of 15 years from 6th May 2005 at a current rent of **£25,000 per annum** exclusive.

**Rent Review 2015**

**£25,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
DWFm Beckman Solicitors - Tel: 020 7872 0023  
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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