



7 WEEK COMPLETION

**SITUATION**

Within 150 yards of Alexandra Palace Rail Station with views overlooking Avenue Gardens and leading on to Alexandra Park Palace and its extensive parkland and leisure facilities.

**PROPERTY**

A substantial corner property comprising a **Ground Floor Shop** with separate side entrance to **3 Self-Contained Flats** over two floors benefitting from gas central heating. In addition, the property benefits from a **metal gated Private Rear Yard** for parking **2 small cars**.

VAT is NOT payable in respect of this Lot

**FREEHOLD**



**£32,740 per annum  
Plus Vacant Flat**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
Macrory Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: martina@macroryward.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 £350 (including VAT) upon exchange of contracts



View towards Alexandra Palace Station

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'0" Internal Width 17'3" Shop Depth 34'0" Built Depth 66'10" WC incl. Rear Rooms (See Note 1)	<b>C Townley (Hair and Beauty Salon)</b>	5 years from 25th June 2008	£14,000	FRI (subject to a schedule of condition) <b>£3,500 Rent Deposit Held.</b> See Notes 1 & 2
Flat A (First Floor)	2 Rooms, Kitchen, Bathroom/WC*	<b>Individual</b>	1 year from 6th April 2013	£12,000	AST
Flat B (Top Floor)	2 Rooms, Kitchen, Shower Room/WC plus loft (See Note 3)	<b>VACANT</b> (Previously let at £12,000 p.a.)			
Flat C	Studio with Shower Room/WC	<b>Individual</b>	Holding Over	£6,240	AST
Right of Way		<b>Yeoman Monitoring Services Ltd (of No.4 St Michaels Terrace)</b>	99 years from 29th September 1983	£500	FRI Rent rises to <b>£1,000 in 2023, £2,000 in 2043 and £4,000 in 2063</b>
<b>TOTAL</b>				<b>£32,740 plus Vacant Flat</b>	

\*Not inspected by Barnett Ross

**Note 1:** There is potential to convert the rear rooms behind the shop for residential use, subject to obtaining possession and the necessary consents. Plans available from Auctioneers on request.

**Note 2:** The shop lessee has reported dampness to walls in the rear rooms. Estimates were obtained, but it has not been convenient to the lessee for the works to be carried out.

**Note 3:** There is a large loft of approximately 520 sq. ft. which could be incorporated as residential with the second floor flat, subject to obtaining the necessary consents.