



SITUATION

Located close to the junction with Colvestone Crescent near to **Coral** and the Kingsland Shopping Centre which houses such multiples as **Superdrug**, **Costa Coffee** and **JD Sport** and the street hosts the well known **Ridley Road Market** that trades 6 days a week. Dalston Kingsland Rail station is nearby. Dalston is conveniently situated for both the City and Docklands.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **Storage** on basement, mezzanine, first and attic floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'10"
Internal Width	13'3"
widening to	14'2"
Shop Depth	27'3"
Basement Store Area	Approx 390 sq ft
WC	
Mezzanine Store Area	Approx 55 sq ft
First Floor Store Area	Approx 410 sq ft
Attic Floor Store Area	Approx 190 sq ft

VAT is NOT payable in respect of this Lot

£7,350 per annum

The Surveyors dealing with this property are
STEVEN GROSSMAN and **NICHOLAS LEIGH**

FREEHOLD

TENANCY

The entire property is let to **S. M. Rank** at a current rent of **£7,350 per annum** exclusive (See Notes 1 and 2).

Note 1: The tenant has been in occupation for approx 40 years and the Vendor has no record of any lease agreement.

Note 2: The tenant trades from a home textile market stall opposite the property and uses the basement, mezzanine, first and attic floors for associated storage. The shop is sublet.



JOINT AUCTIONEERS
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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 £500 (including VAT) upon exchange of contracts