

6 WEEK COMPLETION



SITUATION

Located on this local parade near a **Ladbrokes** serving a large residential area close to the junction with Windsor Road, just under a ½ mile from Palmers Green Railway Station and the main shopping centre.

The property enjoys good road links via the North Circular Road and the Great Cambridge Road (A10).

Palmers Green lies approximately 8 miles north of Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant** with separate rear access to **2 Self-Contained Flats** each being on first and second floors. (Plans available from the Auctioneers).

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 17'9" Internal Width 15'1" Restaurant Depth 48'1" Built Depth 78'6" 2 WCs	S. Aslan (Restaurant)	20 years from November 2003	£22,500	FRI Rent Review 2018
First & Second Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx 503 sq ft*)	Individual	1 year from 14th February 2013	£9,600	AST Holding over
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC, separate WC (GIA Approx 893 sq ft*)	2 Individuals	6 months from 18th September 2013 (in occupation for approx. 3 years)	£13,200	AST
TOTAL				£45,300	

*Not inspected. Area supplied by the Vendor.

£45,300 per annum

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

VENDOR'S SOLICITORS
Austin Ryder & Co - Tel: 01992 624 804
Ref: B. Crabb Esq - Email: bruce@austinryder.com

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