



**6 WEEK COMPLETION**

**SITUATION**

Located close to the junction with Harvey Road in this mixed residential and commercial area and under a mile from the affluent area of Crouch End.

Hornsey is located approximately 7 miles north of Central London and benefits from being within close proximity to Hornsey Mainline Station and Turnpike Lane Underground Station (Piccadilly Line).

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop (with A2 use)** and separate front access to a **Self-Contained Flat** 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 15'6" Internal Width 15'3" (max) Shop Depth 35'7" Built Depth 45'8" WC				<b>VACANT</b>
First and Second Floor Flat	Not Inspected	Individual	125 years from 18th July 2002	£100	

**Vacant Shop**

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



**JOINT AUCTIONEER**  
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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