

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Kelvin Avenue close to a **Ladbrokes, William Hill, Paddy Power** and a variety of established traders all serving the surrounding residential area.

Palmers Green lies approximately 8 miles north of Central London and benefits from good road links via the North Circular Road (A406).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** benefiting from a rear service road for unloading and parking for 1 car.



VAT is NOT payable in respect of this Lot.

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	14'11"
Internal Width	14'1"
Shop and Built Depth	48'9"
Sales Area	Approx 665 sq ft
External Store (Former Garage) Area	Approx 135 sq ft
WC	

Vacant Shop

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

VENDOR'S SOLICITORS

Lewis Terrace Rose Solicitors - Tel: 020 8920 9970
Ref: Ms Roumiana Dimitrova - Email: roumiana@lewisterrancerose.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 £500 (including VAT) upon exchange of contracts