



6 WEEK COMPLETION

SITUATION

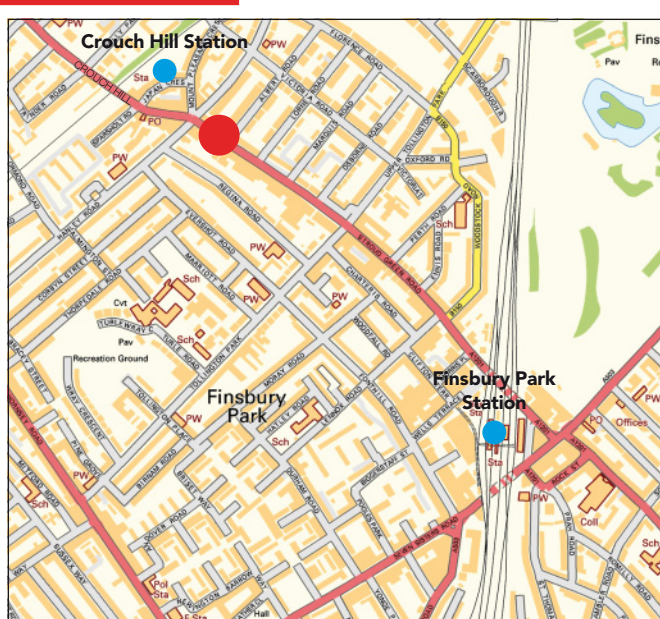
Located close to the busy junction with Crouch Hill and Hanley Road, in this popular and sought after residential area and a few doors from a **Sainsbury's Local** and amongst a variety of specialist traders. Finsbury Park lies approximately 4 miles north of central London and is well served by various bus routes with Crouch Hill Mainline Station and Finsbury Park Train and Bus Stations being within close proximity.

PROPERTY

A mid terrace building comprising a split level **Ground Floor Restaurant/Take-Away** with rear raised seating/bar area leading to a patio/garden area together with a **Lower Ground Kitchen/Prep Area**. In addition, there is separate front access to **2 Self-Contained Flats** on the first and second floors with double glazing.

VAT is NOT payable in respect of this Lot

FREEHOLD



£41,540 per annum

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant/ Take-Away and Lower Ground Floor	Ground Floor Restaurant/Take-Away Gross Frontage 16'6" Internal Width 13'0" Restaurant & Built Depth 46'9" Ladies & Gents WCs Lower Ground Kitchen/Prep Area Approx 556 sq ft Vault Storage Area Approx 273 sq ft*	Celal Ustun (Restaurant/ Take-Away)	20 years from 25th March 1997	£21,000	FRI Rent Review 2015
First Floor Flat (Flat A)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx 385 sq ft)	Individual	1 year from 25th January 2014	£11,180	AST £1,290 deposit held
Second Floor Flat (Flat B)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx 410 sq ft*)	2 individuals	1 year from 1st September 2012	£9,360	AST – Holding over – Tenant has served Notice to vacate on 31st March 2014 £1,080 deposit held
TOTAL				£41,540	

*Not inspected by Barnett Ross. Area supplied by Vendor.

VENDOR'S SOLICITORS
Lorrells LLP - Tel: 020 7681 8888
Ref: S. Hughes, Esq - Email: shughes@lorrells.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