

LOT
29A

4 Park Lane, Tottenham,
London N17 0JT

*Reserve below £250,000

FREEHOLD FOR SALE BY PUBLIC AUCTION
TUESDAY 28TH OCTOBER 2014 AT 12 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG



SITUATION

The property lies **directly opposite Tottenham Hotspur Football Stadium**, almost at the junction with High Road Tottenham (A1010) and under ½ mile from White Hart Lane Main Line Station.

Tottenham is a busy commercial area and densely populated residential suburb of London lying approx. 8 miles north of Central London.

PROPERTY

An end of terrace 3 storey building with Period features comprising a **Ground Floor Shop** with rear detached **Ground Floor Workshop** plus internal access to an **Upper Part** (see **Note**) on the first and second floors.

Note: There is potential to convert the Upper Part to a Self-Contained Flat, subject to obtaining the necessary consents.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'7"
Internal Width	14'2"
Shop Depth	27'4"
Built Depth	34'1"

Rear Workshop

Area Approx 136 sq ft

First and Second Floor

2 Rooms, Kitchenette Approx. 272 sq ft
WC

VAT is **NOT** payable in respect of this Lot

FREEHOLD offered with **FULL VACANT POSSESSION**

REGENERATION

The Northumberland Development Project encompasses the construction of a football stadium which will replace White Hart Lane as the home stadium of Tottenham Hotspur. The stadium is intended to have a capacity of 56,250 spectators. The development plans were also drafted to include 200 homes, a 150-room hotel, a supermarket and a public square for community events such as ice skating or street markets.



Auctioneers
**Barnett
Ross**
Chartered Surveyors

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VENDOR'S SOLICITORS

Gelbergs LLP – Tel: 020 7226 0570
Ref: Ms Natasha Grand – Email: natasha@gelbergs.co.uk

General Conditions and Memorandum
as per Barnett Ross Catalogue 28th October 2014
*Refer to Point 9 in the 'Notice to all Bidders' page in the Catalogue