

6 WEEK COMPLETION



SITUATION

Located in this popular and affluent residential area of De Beauvoir Town, adjacent to a **Loco Convenience Store**, near to Mortimer Road and within close proximity of the many shopping facilities and restaurants of Kingsland Road and Haggerston Mainline Station.

ACCOMMODATION

Ground Floor Shop	
Gross Frontage	27'1"
Internal Width	24'1"
Shop and Built Depth	29'5"
Area incl. 2 WC's	Approx 708 sq ft

PROPERTY

A single storey building comprising a **Ground Floor Shop** (see Note).

FREEHOLD offered with FULL VACANT POSSESSION

Note: There may be potential to create a Mixed-Used scheme or Residential scheme with the addition of an extra floor, subject to obtaining the necessary consents.

VAT is NOT payable in respect of this Lot

Vacant Shop with Residential Development Potential (see Note)

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

VENDOR'S SOLICITORS
Harold Benjamin - Tel: 020 8422 5678
Ref: A. Farnell Esq - Email: andrew.farnell@haroldbenjamin.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