

IN SAME FAMILY OWNERSHIP FOR OVER 65 YEARS

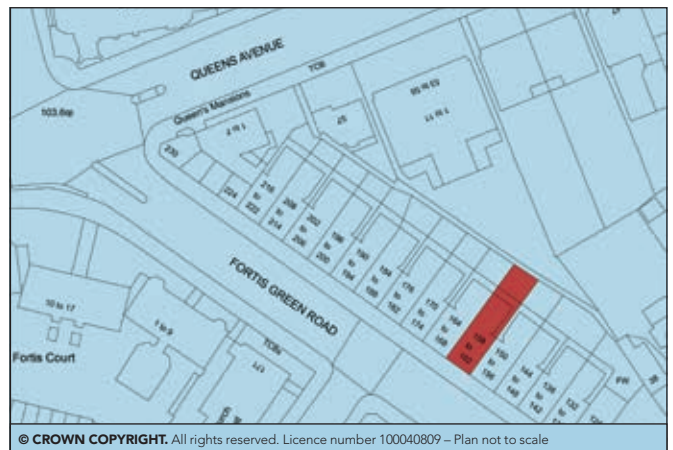


SITUATION

Located close to the junction with Princes Avenue in this prominent trading position amongst an eclectic mix of speciality retailers. Muswell Hill is an affluent and extremely popular suburb of north London between Highgate and Finchley and enjoys good road access via the A406 (North Circular Road).

PROPERTY

An attractive mid terraced building comprising a **Deep Ground Floor Shop** and separate front access to **3 Self Contained Flats** on the first and second floors. In addition, the flats benefit from a rear ornamental external staircase and there is a footpath to the rear of the property that leads into Queens Avenue.



VAT is NOT payable in respect of this Lot

FREEHOLD

**£21,600 per annum
Plus Vacant Shop**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page

George Eckert
Independent Chartered Surveyors

JOINT AUCTIONEERS
George Eckert – Tel: 020 8883 3232
Ref: Ms Anna Eckert Email: anna@eckert.co.uk

VENDOR'S SOLICITORS
Male & Wagland – Tel: 01707 657 171
Ref: R. Male, Esq – Email: rcm@mwlaw.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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 13'9" widening to 17'5"(max) Shop & Built Depth 75'4" Area Approx. 1,075 sq ft WC				V A C A N T
First Floor Flat (Front)	Studio Room incl. Kitchenette, Shower Room/WC and raised Sleeping Area (GIA Approx. 210 sq ft)	Individual	6 months from 1st December 2014	£5,400	AST Note 1: Landlord has served Notice requesting possession on 31st May 2015.
First Floor Flat (Rear)	2 Rooms, Lounge/Kitchen, Bathroom/WC (GIA Approx. 565 sq ft)	Individual	1 year from 1st September 2004	£10,800	AST Holding over.
Second Floor Flat	3 Rooms, Lounge/Kitchen, Bathroom/WC (GIA Approx. 820 sq ft)	Individual	Monthly Periodic Tenancy - Refer to Auctioneers	£5,400	
TOTAL				£21,600 plus Vacant Shop	

Note 2: 6 Week Completion.