



SITUATION

Located in this well established parade, opposite the junction with Mayton Street and just off the Seven Sisters Road (A503), in this popular residential area being within close proximity to Finsbury Park Mainline Station, Arsenal Underground Station (Piccadilly Line) and Arsenal's Emirates Stadium.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terrace building comprising a **Ground Floor Take-away** with separate side access to **4 Self-Contained Flats** on the first and second floors.

FREEHOLD

Note: Planning Permission has been granted for an additional 2 bedroom flat at third floor level. Details available from Auctioneers on request.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Not Inspected	Blackstone Developments Ltd	999 years from 9th June 1994	£10	FRI
Flat A (First Floor)	Living Room/Bedroom, Kitchen, Bathroom/WC	VACANT			
Flat B (First Floor)	2 Bedooms, Kitchen/Living Room, Bathroom/WC	Individual	2 years from 7th February 2011	£13,286.04	AST Holding over.
Flat C (Second Floor)	Living Room/Bedroom, Kitchen, Bathroom/WC	VACANT			
Flat D (Second Floor)	Bedroom, Living Room, Kitchen/Diner, Bathroom/WC	VACANT			

TOTAL **£13,296.04 Plus 3 Vacant Flats**

£13,296.04 per annum Plus 3 Vacant Flats

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

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

estateoffice **PROPERTY CONSULTANTS**
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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