



SITUATION

Occupying a busy trading position amongst a host of established traders close to the junction with Weedington Road being close to Chalk Farm and Kentish Town Underground Stations (Northern Line) and Kentish Town Mainline Station.

Queen's Crescent Market, one of London's oldest street markets is held every Thursday and Saturday.

Kentish Town is a popular north London residential suburb which lies approximately 3 miles from central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a rear ground floor **Self-Contained Flat**. In addition, there is separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'2" Internal Width 12'8" Shop Depth 37'7" WC	Asha Ahmed (Café)	15 years from 25th December 2012	£9,600	FRI Rent Reviews December 2015 (Landlord quoted £13,000 p.a.) and 5 yearly
Rear Ground Floor Flat	Bedroom, Lounge/Kitchen, Shower Room/WC	Individual	6 months from 6th April 2014	£13,237.12 (See Note 1)	AST. Holding over. Note 1: The rent is paid directly by Camden Council.
First and Second Floor (2 Flats)	Not Inspected	Various	Each 125 years from 25th March 2013	£500 (€250 per flat)	Each FRI Rents rise by £200 every 25 years
TOTAL				£23,337.12	

Note 2: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

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

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

VENDOR'S SOLICITORS

Lewis Terrace Rose – Tel: 020 8920 9970
Ref: Ms Roumiana Dimitrova – Email: roumiana@lewisterrancerose.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