



**SITUATION**

Located at the corner of Seven Sisters Road and Coleridge Road, within 200 yards of Finsbury Park Station (Piccadilly Victoria and Main Lines) and being close to a variety of local shops and restaurants within this improving and sought after residential area only 4 miles north of Central London.

Nearby amenities include Finsbury Park, the Michael Sobell Sports Centre and Arsenal's Emirates Football Stadium.

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

**FREEHOLD**

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with internal access to a large **Ancillary Storage/Office Area** on the lower ground floor plus separate side access to **3 Self-Contained Flats** on 3 upper floors. There is also a rear yard.

**PLANNING**

**Plans have been drawn up to develop a Self-Contained 1 Bed Flat to the rear of ground and lower ground floor levels and to reconfigure the front sections for commercial use. Proposed drawings available on request.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Floor	<p><b>Ground Floor Shop</b> Internal Width 24'2" narrowing to 18'2" Shop Depth 40'5" GIA Approx. 810 sq ft</p> <p><b>Lower Ground Floor</b> Storage/Office/Canteen GIA Approx. 1,190 sq ft <b>Total GIA Approx. 2,000 sq ft</b></p>				<b>VACANT</b>
3 Flats (First, Second & Third Floors)	Not Inspected	Various	Each 99 years from 29th September 1986	£300	Each FRI <b>Each having Valuable Reversions in approx. 70 years Rent Rising to £450 in 2019 and £600 in 2052</b>

**Vacant Shop & 3 Flats with Valuable Reversions**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

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

**VENDOR'S SOLICITORS**  
Yugin & Partners – Tel: 020 8954 2410  
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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