

IN SAME FAMILY OWNERSHIP SINCE 1969



SITUATION

In this well-known main road just north of Finsbury Park Station (Piccadilly, Northern and Jubilee Lines) approximately 5 miles north of central London and within 1 mile from Arsenal's Emirates Stadium.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Office	Gross Frontage 14'4" Internal Width 11'9" Shop Depth 34'10" Built Depth 56'0" WC plus Rear Yard		VACANT		
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC (Furnished)	2 individuals	9 months from 22nd November 2014 (See Notes 2 & 3)	£8,400	AST £1,000 Rent Deposit held. Gas Central Heating

Note 2: The AST, which has now expired, was previously to 3 individuals at £12,600 p.a., but it is currently continuing with 2 individuals.

£8,400 p.a. Plus Vacant Shop/Office

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

PROPERTY

A late Victorian terraced building erected 1896 comprising a **Ground Floor Shop/Office** with separate front entrance to a **Self-Contained Flat** on the two upper floors.

Note 1: There is the possibility of incorporating the whole building into one unit and/or adding a third floor, subject to obtaining the necessary consents.

TOTAL	£8,400 Plus Vacant Shop/Office
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Note 3: If requested by the Purchaser, the Vendor will serve a Section 21 Notice to terminate the AST.

VENDOR'S SOLICITORS
Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward – Email: martina@macroyward.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

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