



SITUATION

Located in this busy main road location directly opposite a **Tesco Express** in this popular and densely populated residential area which lies approximately 1½ miles east of the City.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

VAT is NOT payable in respect of this Lot

FREEHOLD



View Opposite the Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'11" Internal Width 15'6" Built Depth 37'9" WC	R Morris (Tattoo studio)	5 years from 24th June 2015 (Renewal of a previous lease)	£13,000 (see Note)	FRI
First & Second Floor Flat	Not Inspected – Believed to be 5 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 25th March 2010	£250	FRI
TOTAL				£13,250	

Note: The rent is currently £11,000 rising to £12,000 in 2016 and £13,000 in 2017. The Vendor will top-up the difference so that the Purchaser effectively receives £13,000 from completion.

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
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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