



**SITUATION**

Located close to the junction with Hampden Lane amongst a variety of local businesses and traders, nearby a **Sainsbury's Local**, **Job Centre** and **Sports Direct**, and being within close proximity to **Tottenham Hotspur Football Stadium** and approx. ½ mile of White Hart Lane Main Line Station. Tottenham is a busy commercial area and densely populated residential suburb lying approx. 8 miles north of central London.

**PROPERTY**

Forming part of an attractive modern building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	34'4"
Internal Width	31'8"
Shop Depth	22'9"
WC	

**VAT is payable in respect of this Lot (TOGC available)**

**£13,500 per annum**

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

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

**TENURE**

**Leasehold for a term of 999 years from 29th February 2012 at a fixed ground rent of £200 p.a.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Velina Limited (with personal guarantor) as a Beauty Salon** for a term of 12 years from 19th July 2013 at a current rent of **£13,500 per annum** exclusive.

**Rent Reviews July 2017 and 2021**



**VENDOR'S SOLICITORS**

DWFM Beckman Solicitors - Tel: 020 7408 8888  
Ref: M. Frankel - Email: monty.frankel@dwfmbeckman.com

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