



SITUATION

Located close to the junction with Essex Road and occupying a prominent trading position within a parade of local retailers all serving the surrounding residential area. In addition, there are various multiple retailers in Essex Road including **Sainsbury's Local**, **William Hill** and **Tesco Express** all being within walking distance. Canonbury Rail Station together with Highbury & Islington Underground and Main Line Stations are within close proximity.

PROPERTY

Forming part of a mid terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'8"
Internal Width	12'7"
Shop Depth	21'7"
Built Depth	24'5"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 27th October 1995 at a peppercorn ground rent (thus having approx. 78½ years unexpired).

TENANCY

The property is let on a full repairing and insuring lease to **KHP Coffee House Ltd** as a **Coffee Shop** for a term of 5 years from 16th December 2015 at a current rent of **£10,000 per annum** exclusive.

Rent Review December 2019

Note: There is a £2,500 Rent Deposit held.

£10,000 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

VENDOR'S SOLICITORS
Colman Coyle – Tel: 020 7354 3000
Ref: S. Tennant – Email: simon.tennant@colmancoyle.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