

LOT 5

72 Highbury Park,
Highbury,
London N5 2XE

*Reserve below
£1,200,000
ON BEHALF OF EXECUTORS

IN SAME FAMILY OWNERSHIP FOR OVER 50 YEARS



SITUATION

Located at the junction with Northholme Road, within this well established parade serving the surrounding sought after residential area. Arsenal's Emirates Stadium is approx. ½ mile distant and Arsenal Station (Piccadilly Line) is within close proximity.

Highbury lies midway between Finsbury Park and Islington and being approx. 4 miles north of central London.

PROPERTY

A corner building erected in the late 19th Century comprising a **Ground Floor Restaurant with Basement** and separate side entrance from Northholme Road to **2 Self-Contained Flats** on the first and second floors. There is a **Yard** to the side of the restaurant which provides **parking for 1 car**.

VAT is NOT payable in respect of this Lot

FREEHOLD

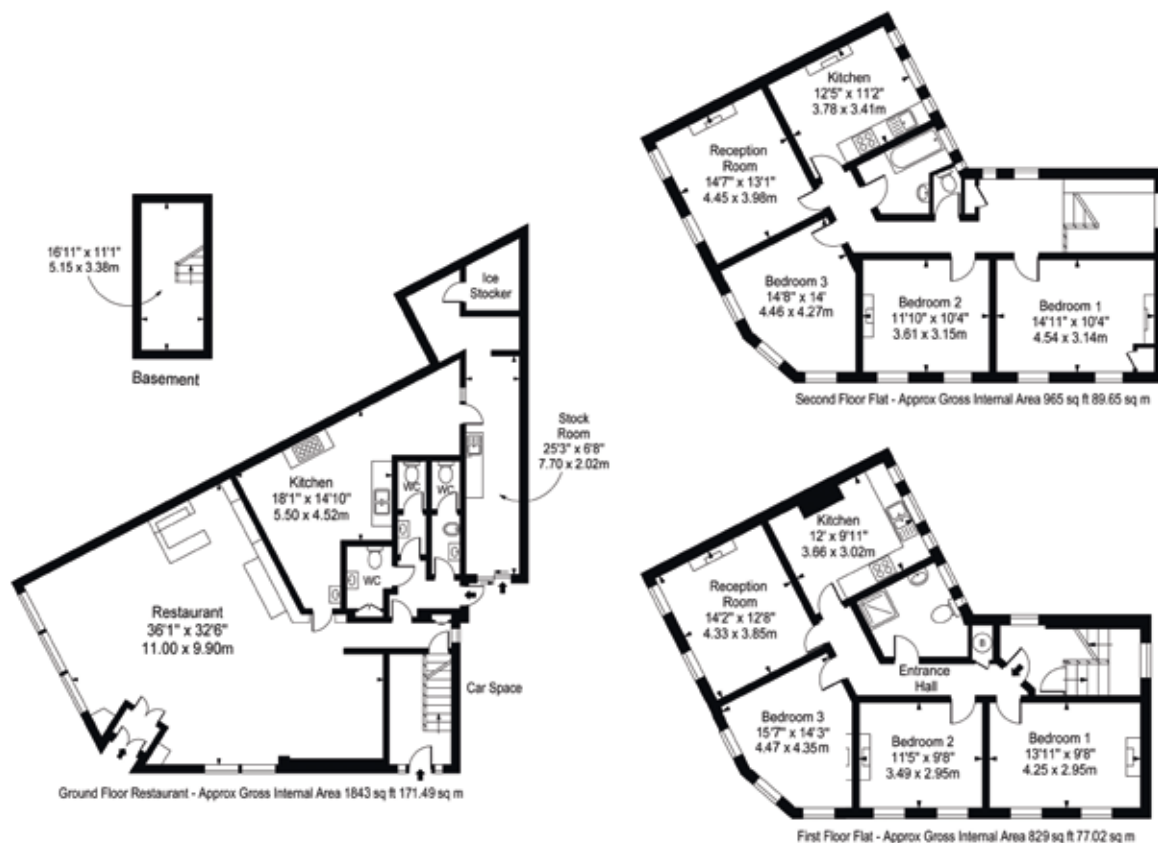


Note 1: 6 Week Completion

**£24,000 p.a. Plus
2 Flats to be Vacant**

The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

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



Plans for illustration purposes only – Not to scale

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement	Ground Floor Restaurant (60 Covers) Gross Frontage 52'11" Built Depth 61'8" Restaurant, Kitchen, Store & 3 WCs GIA Approx. 1,843 sq ft Plus Yard (parking for 1 car) Basement (Height 5'8") GIA Approx. 187 sq ft	Marco Fossaluzza t/a San Danielle Restaurant	20 years from 25th December 1995 (Holding over – no Notices served)	£24,000 (personal concession from £25,000)	FRI
First Floor Flat	3 Bedrooms, Living Room, Kitchen, Shower Room/WC (incl. gas central heating) GIA Approx. 829 sq ft	VACANT			
Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom, separate WC GIA Approx. 965 sq ft	TO BE VACANT Note 2: Currently let on an AST at £16,872 p.a., but on 29th February 2016 the Landlord served the statutory Section 21 Notice requesting possession.			

TOTAL **£24,000 plus 2 Flats to be Vacant**

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