

6 WEEK COMPLETION



**SITUATION**

Located at the junction with Monument Way (A503) occupying a prominent position, adjacent to **William Hill** and directly opposite **Tottenham High Cross**. Seven Sisters Underground Station (Victoria Line), Tottenham Hale Station (Underground & National Rail) and Bruce Grove Overground Station are all located within a half mile of the property where a wide variety of shopping facilities can also be found. The new Tottenham Football Stadium is located approx. 1 mile north adding to the areas regeneration and Canary Wharf is just 6 miles south.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 373 (Ground Floor Restaurant & Basement Night Club/Function Room)	<b>Ground Floor Restaurant</b> Gross Frontage 24'0" Internal Width 19'10" Shop Depth 26'6" Built Depth 43'0" 2 WCs <b>Basement Night Club/Function Room</b> Area Approx. 752 sq ft Plus Kitchen <b>Site Depth 55'0"</b>	<b>Mr A Bucaj (t/a Olimp Café &amp; Bar) (with personal guarantor)</b>	12 years from 25th March 2015	£16,000	FRI <b>Rent Reviews 2019 and 4 yearly</b> <b>Note 1: £4,000 Rent Deposit held.</b> <b>Note 2: At the time of printing there were rent arrears of £11,503.29 – Refer to Auctioneers.</b>
No. 373b (First Floor Flat)	Not Inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 27th January 2005	£25	FRI <b>Valuable reversion in approx. 86 years</b>
No. 373c (Second & Third Floor Flat)	Not Inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 24th June 1972	£25	FRI <b>Valuable reversion in approx. 53 ½ years</b>
<b>TOTAL</b>				<b>£16,050</b>	

**PROPERTY**

A semi-detached late Victorian building comprising a **Ground Floor Restaurant** with a **tiled rear Patio** (seating for approx. 16 people) plus internal access to a **Basement Club/Function Room**. In addition, there is separate side access to **2 Self-Contained Flats** on the first, second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 2: In accordance with Section 5B of the L & T Act 1987, Notices were served on the lessees and they did not reserve their rights of first refusal.**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**JOINT AUCTIONEERS**

George Ellis & Sons, 13 Ducketts Wharf, South Street, Bishop's Stortford, Hertfordshire CM23 3AR  
Tel: 01279 757 000 Ref: M. Doyle

**VENDOR'S SOLICITORS**

Pothecary Witham Weld - Tel: 020 7630 6484  
Ref: Ms Alexa Beale - Email: abeale@pwwsolicitors.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 £750 (including VAT) upon exchange of contracts