



SITUATION

Located close to the junction with Highgate Road and Kentish Town Road (A400), amongst a variety of boutique and independent retailers and eateries as well as being diagonally opposite a **Co-Operative Food Store**, all serving this affluent residential suburb.

The property lies only a few minutes' walk from Kentish Town Station (National Rail and Northern Line) with its multiple shopping facilities, whilst being within 3 miles from the West End.

PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop** with a **small rear yard** plus separate front access to **3 Self-Contained Flats** on the first, second & third floors. Each flat benefits from independent gas central heating, a rear balcony and entry phone system.

VAT is NOT applicable to this Lot

FREEHOLD

£73,400 per annum

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

Note 1: There is potential to convert the rear ground floor of the shop into residential accommodation, subject to obtaining the necessary consents.

Note 2: Floor plans available from the Auctioneers.

Note 3: 6 Week Completion.

Note 4: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings. Applicants should consult their own advisors in this respect.



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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'8" Internal Width 16'0" narrowing at rear to 13'9" Shop Depth 28'6" Built Depth 66'5" Kitchen, Bathroom/WC	A. Saem (Off Licence)	10 years from 7th January 2011	£9,500	FRI
Flat 2 Lambton House (First Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 942 sq ft) Plus rear balcony	Individual(s)	1 year from 25th November 2017	£20,700	AST. £1,126.66 Rent Deposit held.
Flat 3 Lambton House (Second Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 966 sq ft) Plus rear balcony	Individual(s)	1 year from 1st September 2017	£25,200	AST. £2,850 Rent Deposit held. This flat has recently been refurbished.
Flat 4 Lambton House (Third Floor)	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 990 sq ft) Plus rear Balcony	Individual(s)	1 year from 1st May 2017	£18,000	AST. Holding Over. £1,300 Rent Deposit held. Note 5: The tenant has served Notices to vacate on 30th April 2018.
TOTAL				£73,400	

VENDOR'S SOLICITORS

Barker Gooch & Swales - Tel: 020 8886 5734
Ref: C. Roer - Email: mail@barker-gooch-swales-wh.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