



Situation

Located at the junction with Worcester Avenue, just a short walk to the multiple shopping facilities in High Road and approx. 100 yards from the new **Tottenham Hotspur Football Stadium** as well as a **Sainsbury's Supermarket**. The immediate area is currently undergoing a massive regeneration with the construction of the new stadium costing circa £400m which will also deliver over 500 new flats, a hotel as well as a new public square. In addition, White Hart Lane Station (Overground) is within close proximity.

Property

A detached corner building with period features comprising a **Children's Nursery** planned on ground and first floors. The property includes uPVC double glazing, gas central heating and benefits from a gated front yard as well as separate side access from Worcester Avenue leading to a rear patio / garden / play area.

Accommodation

Ground Floor

3 Classrooms, Store, Office, WC
GIA Approx. 897 sq ft

First Floor

3 Classrooms, Kitchen, WCs
GIA Approx. 777 sq ft

Total GIA Approx. 1,675 sq ft

VAT is NOT applicable to this Lot

Freehold

Tenancy

The entire property is let on a full repairing and insuring lease (excluding structure – see lease) to **C. Shako & M. Shako as a Nursery** for a term of 10 years from 29th September 2013 at a current rent of **£27,500 per annum** exclusive.

Rent Review September 2018

Note: There is a mutual break in September 2018 which has not been exercised.



£27,500 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

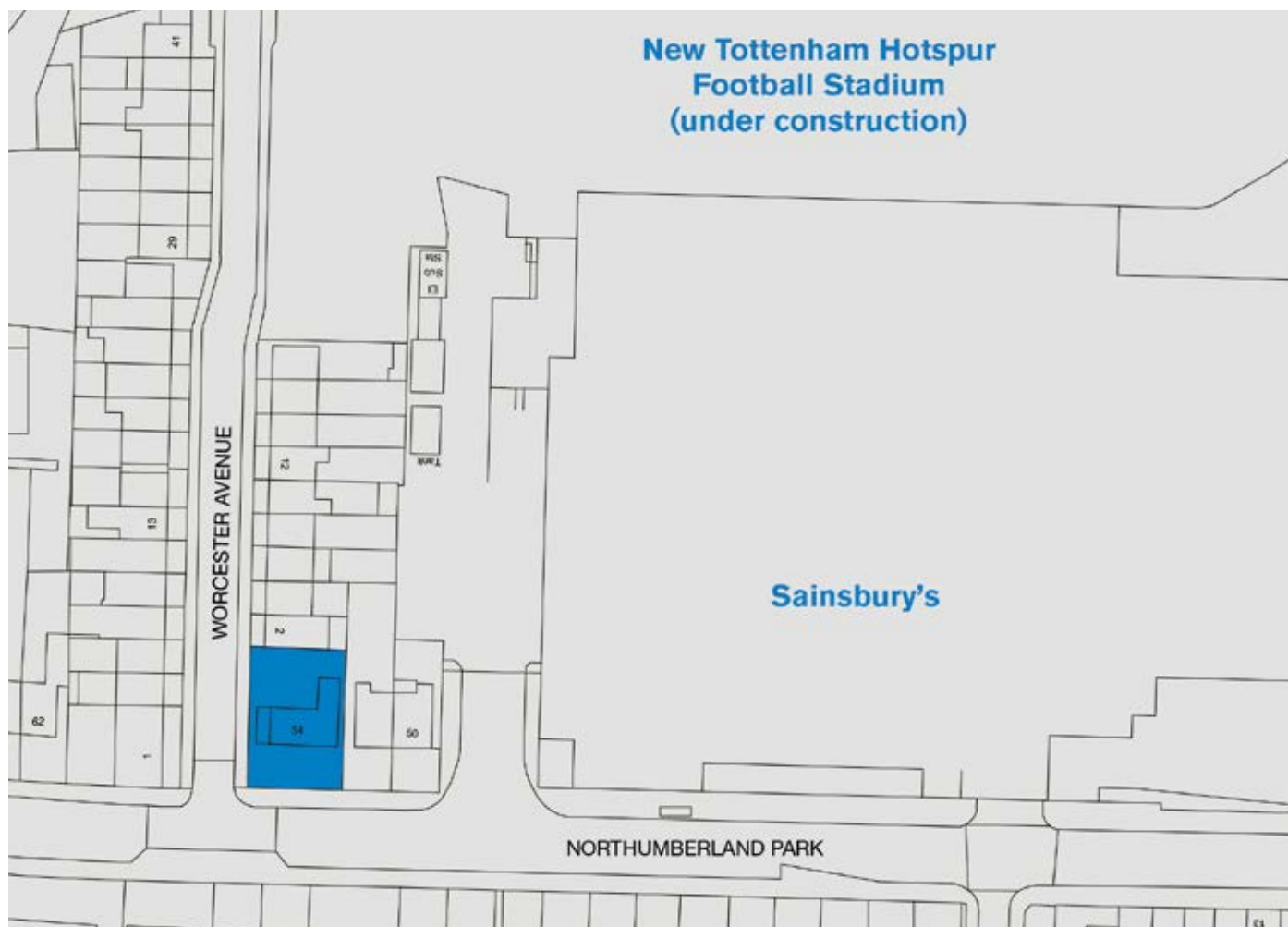


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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Rear of Property



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