



## SITUATION

Located in this retail thoroughfare very close to Arnos Grove Underground Station (Piccadilly Line) and being opposite **BetFred** and close to such multiples as **Costa, Sainsbury's** and a host of local traders.

Arnos Grove is a popular London suburb that lies approx. 7 miles north of central London.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** (currently with an ATM) together with 2 separate communal rear staircases to a **Self-Contained Flat** planned on the first and second floors which includes gas central heating and uPVC double glazing.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'0"
Shop Depth	33'8"
Built Depth	51'8"
WC	

### First and Second Floor Flat

First Floor – 2 Rooms, Kitchen

Second Floor – 2 Rooms, Bathroom, separate WC

**VAT is NOT applicable to this Lot**

**FREEHOLD**



## TENANCY

The entire property is let on a full repairing and insuring lease to **Mr A. Khoesheed as a Laundrette & Dry Cleaners** for a term of 25 years from 8th December 2000 at a current rent of **£20,250 per annum** exclusive.

**Rent Review 2020**

**£20,250** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Zac Morrow**

## Vendor's Solicitors

Kirkwoods

Tel: 020 8954 8555 Ref: Richard Bridges

Email: richard@kirkwoods-solicitors.co.uk

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