



SITUATION

Opposite the junction with Northwold Road, in this established parade amongst a variety of local and multiple traders such as **Tesco Express** and **Betfred** and less than 250 yards from Clapton Rail Station (Overground).

The property is located on this busy main road (A107) linking Stamford Hill with Hackney, some 4 miles north-east of central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** planned on the first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 13'7" Shop Depth 52'2" Built Depth 66'0" WC (incl. central heating)	D. Garip (Café t/a Mosaic Clapton)	15 years from 22nd October 2003	£7,000 (Original Rent)	FRI Holding Over. Rent Reviews (3 yearly – never actioned).
No. 118a (First Floor Flat)	Not inspected	Individuals	189 years from 29th September 1985	Peppercorn	FRI
No. 118b (Second & Third Floor Flat)	3 Rooms, Kitchen, Bathroom/WC (incl. central heating) (GIA Approx. 900 sq ft)				

VACANT

Total: £7,000 plus Vacant Flat

£7,000 per annum
Plus Vacant Flat

Vendor's Solicitors

Fladgate LLP
Tel: 020 3036 7000 Ref: Julian Scharfer
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The Surveyors dealing with this property are
John Barnett and Elliott Greene

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**