



### SITUATION

Occupying a prominent position close to the junction of Highgate Road and Fortess Road, amongst a variety of boutique and independent retailers and eateries, 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 of the West End.

### PROPERTY

A substantial modern building comprising **33 Self-Contained Flats** planned on first, second, third, fourth and fifth floors, a **Ground Floor Supermarket** and a **Ground Floor Shop**. The property also includes an **Electricity Transformer Chamber**.

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Nos. 14–18 & 20–29 (15 Flats)	Not inspected	Various	Each 125 years from 18th December 2008	£3,750 (£250 each)	Each FRI (by way of Service Charge). <b>Rent doubles every 25 years.</b>
Nos. 31 & 32 (2 Flats)	Not inspected	Various	Each 125 years from between 18th & 22nd December 2008	£600 (£300 each)	Each FRI (by way of Service Charge). <b>Rent doubles every 25 years.</b>
Nos. 30, 33 & 34 (3 Flats)	Not inspected	Various	Each 125 years from 18th December 2008	£1,050 (£350 each)	Each FRI (by way of Service Charge). <b>Rent doubles every 25 years.</b>
Nos. 1–12 & 19 (13 Flats)	Not Inspected	A2Dominion Homes Limited	125 years from 1st June 2007	Peppercorn	FRI (by way of Service Charge).
Ground Floor Supermarket & Shop	Not Inspected	Charis Kent Limited	999 years from 7th April 2014	Peppercorn	FRI (by way of Service Charge).
Transformer Chamber		London Power Networks PLC	99 years from 22nd January 2008	Peppercorn	
				<b>Total: £5,400</b>	

VAT is NOT applicable to this Lot

### FREEHOLD

**Note 1: In accordance with section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to the auction**

**Note 2: The Freeholder currently appoints the Managing Agents and insures – current sum insured is £7,575,928 and the current premium is £13,536.36. p. a.**

**£5,400** per annum

The Surveyors dealing with this property are **Elliott Greene** and **Steven Grossman**

### Vendor's Solicitors

Alan Simpson & Co  
Tel: 01268 745 406 Ref: Mrs Kelly Blackman  
Email: k.blackman@alansimpson.com

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