



SITUATION

Occupying a prominent trading position in this sought after commercial and residential centre, amongst a host of local traders. Stamford Hill is a desirable north London suburb approx. 5 miles from central London, benefitting from good transport links via the North Circular Road and Stamford Hill Station (Overground Line). In addition, it is less than 2½ miles from Tottenham Hotspur Stadium, the hub of the Northumberland Redevelopment Project.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** (formerly used as a butcher) with **Ancillary Accommodation** at basement, first and second floor levels. In addition, there is a **6ft Forecourt**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16' 11"
Internal Width	15' 6"
Shop Depth	15' 2"
Built Depth	52' 3"
WC	
GIA	Approx. 655 sq ft

Basement

GIA	Approx. 390 sq ft
Plus Vaults 5'6" x 16'0" (max)	

First Floor

2 Rooms & Bathroom GIA	Approx. 450 sq ft
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Second Floor

2 Rooms GIA	Approx. 375 sq ft
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Total GIA **Approx. 1,870 sq ft**

Note 1: The property may be suitable for conversion to office/residential use, together with the addition of a third floor, all subject to obtaining the necessary consents.

Note 2: 6 week completion.

Vacant Building

The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

Hutchin & Co Solicitors
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