



## SITUATION

Located in this established parade close to the junction with Stroud Green Road, nearby **William Hill** and a host of local traders and being just a minute's walk from Crouch Hill Overground Station and within close proximity to Finsbury Park.

## PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Coffee Shop**.

## ACCOMMODATION

### Ground Floor Coffee Shop

Internal Width	11'5"
widening to	11'11"
Shop Depth	29'10"
WC	

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 999 years from 8th November 2011 at a peppercorn ground rent.**



## TENANCY

The property is let on a full repairing and insuring lease to **T. Melengu & O.Sandu as a Coffee Shop** for a term of 15 years from 9th March 2015 at a current rent of **£10,000 per annum** exclusive.

**Rent Reviews September 2019 and 3 yearly**

**Note: There is a £5,000 Rent Deposit held.**

**£10,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** 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

Karis Spyris LLP

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