



SITUATION

Located opposite the junction with Cornwallis Road in this retail parade amongst a variety of independent traders all serving this popular residential area.

The property is conveniently located less than ½ a mile from Edmonton Green Station (London Overground) and approximately 9 miles north of Central London, enjoying excellent road access being within easy reach of the M25 (Junction 25).

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage within a Rear Yard** accessed from Chester Road.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Two applications seeking prior approval under Permitted Development have been submitted for a change of use of the rear of the ground floor to form a 548 sq ft Self-Contained 1 Bed Flat and a change of use of the Garage to form a 253 sq ft Self-Contained Studio Flat.

(Plans are available from the Auctioneers).

There may be potential subject to planning for the construction of a small house at the rear if you were able to also acquire the adjacent garage.



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**£13,800_{p.a.} Plus Vacant Shop & Garage
with Development Potential**

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Raymond Saul & Co LLP
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TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 79 (Ground Floor Shop & Garage)	Ground Floor Shop Gross Frontage 17'8" Internal Width 17'6" Built Depth 78'7" WC Area Approx. 1,360 sq ft Garage Area Approx. 253 sq ft			VACANT (See PLANNING)	
No. 79a (First & Second Floor Flat)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Large Loft Room (currently used as a second bedroom).	Individuals	1 year from 9th June 2020	£13,800	AST There is a £950 Rent Deposit held. Note: There is potential to construct a dormer in the loft, subject to planning.
¹ Not inspected by Barnett Ross. Areas provided by Vendor.				Total: £13,800 Plus Vacant Shop & Garage	