

Lot 4

1-3 Lyttelton Road, Market Place,
Hampstead Garden Suburb,
London N2 0DP

***Reserve below £900,000**
Suitable for Owner Occupiers and Developers
4 week completion



SITUATION

Occupying a prominent position on the corner of Lyttelton Road (A1) and Ossulton Way in this well-known location serving the affluent residential area.

Hampstead Garden Suburb lies approximately 6 miles north of central London.

PROPERTY

Forming part of an end of terrace building comprising a **Substantial Ground Floor Double Fronted Former Bank**. The property benefits from rear access via a service road.

ACCOMMODATION

Ground Floor

Gross Frontage 37'3"

Internal Width 36'1"

Shop Depth 37'4"

Built Depth 77'8"

Ladies & Gents WCs

GIA Approx 2,487 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term from completion and expiring on 20th March 3961 (thus having approx. 1939 years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

Note 1: There may be potential to separate off the rear office extension to create a self-contained unit benefitting from its own separate rear entrance with new glazed skylights and possibly a glazed entrance foyer, subject to obtaining the necessary consents.

Note 2: The property would lend itself to a variety of uses including a Mini-Supermarket, Café/Restaurant or as Office Suites (as per the proposed Plan on these Particulars).

Vacant Former Bank

The Surveyors dealing with this property are
Jonathan Ross and John Barnett

Vendor's Solicitors

Solomon Taylor & Shaw

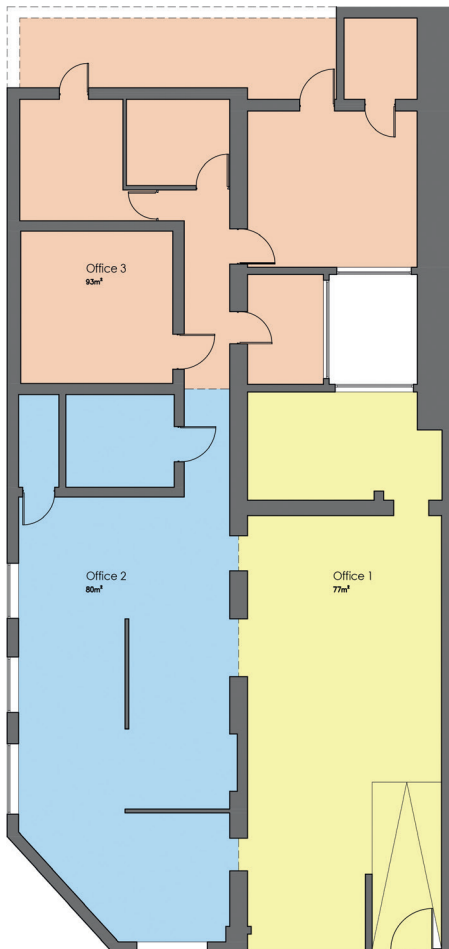
Tel: 020 7431 1912 Ref: Gary Phillips

Email: gary@solts.co.uk

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'**



Potential layout as Office Suites



View of Rear Office Extension

