



SITUATION

Located at the junction with Sotheby Road, within this well established parade serving the surrounding sought after residential area. Arsenal's Emirates Stadium is approx. ½ mile distant and Arsenal Station (Piccadilly Line) is within close proximity. Highbury lies midway between Finsbury Park and Islington and being approx. 4 miles north of central London.

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop and Basement**. In addition, the property benefits from use of a rear footpath accessed from Sotheby Road.

ACCOMMODATION

Ground Floor Shop

Internal Width 13'7"
widening to 15'2"
Shop & Built Depth 64'8"
Kitchenette plus 2 WCs

Basement

Area Approx. 210 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an effectively full repairing and insuring lease to **James Edward Properties Limited (with personal guarantor) as Estate Agents** for a term of 10 years from 14th March 2022 at a current rent of **£27,000 per annum** exclusive.

Rent Review and Tenant's Break 2027

Note 1: There is a £6,750 Rent Deposit held.

Note 2: There may be potential to convert the rear of the ground floor into Residential use, subject to obtaining possession and the necessary consents.



The Property

£27,000 per annum

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

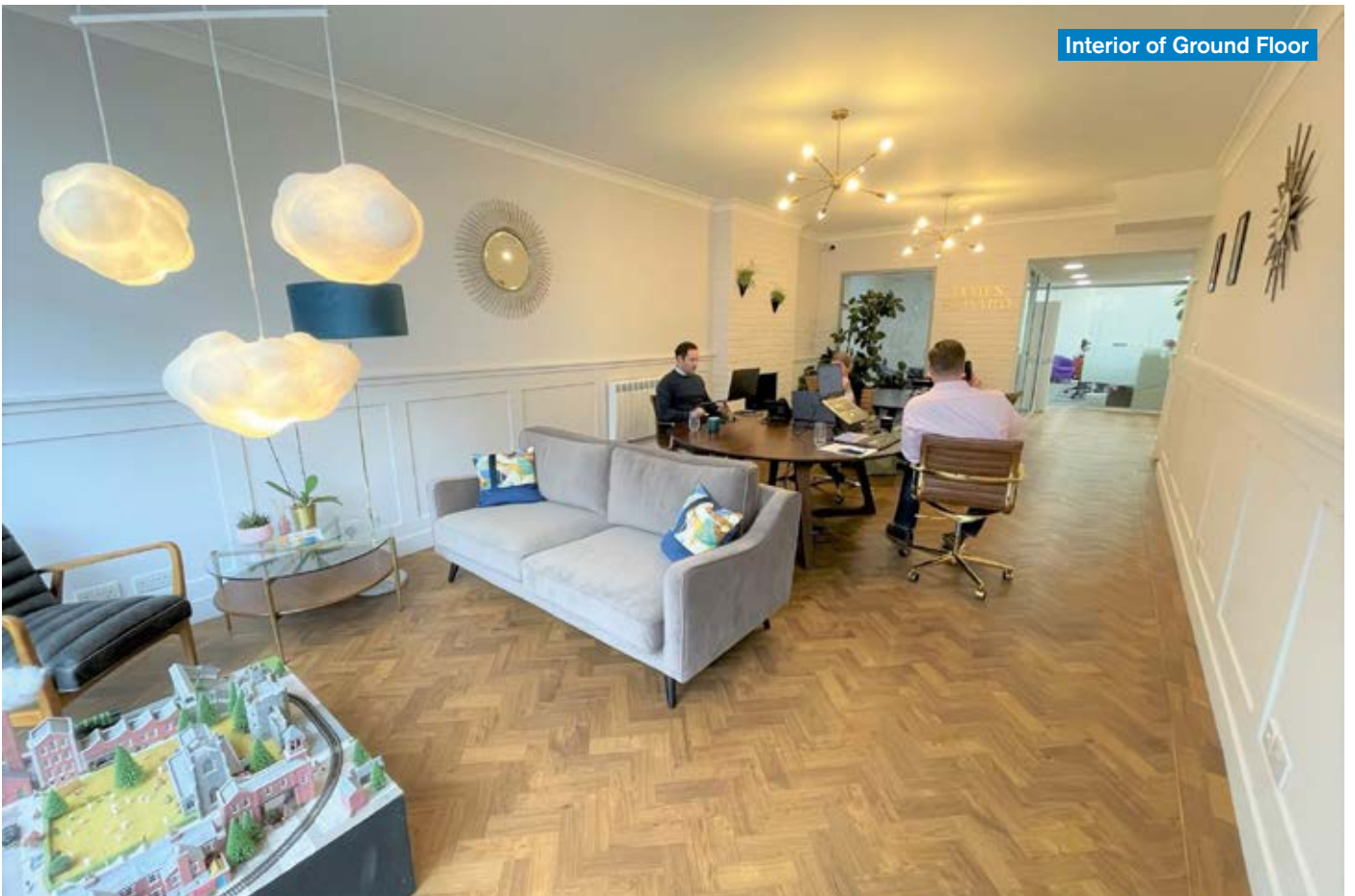
Vendor's Solicitors

Freemans Solicitors
Tel: 020 7935 3522 Ref: Howard Freeman
Email: hf@freemanssolicitors.net

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



The Property



Interior of Ground Floor