



SITUATION

Located in a prominent trading position on Onslow Parade at its Junction with Osidge Lane roundabout serving this popular residential area, amongst such multiples as **Tesco Express**, **William Hill** and **Domino's Pizza** and a host of local traders.

Southgate lies approximately 8 miles north of central London and the property is located less than a mile from Southgate Underground Station (Piccadilly Line).

PROPERTY

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

ACCOMMODATION

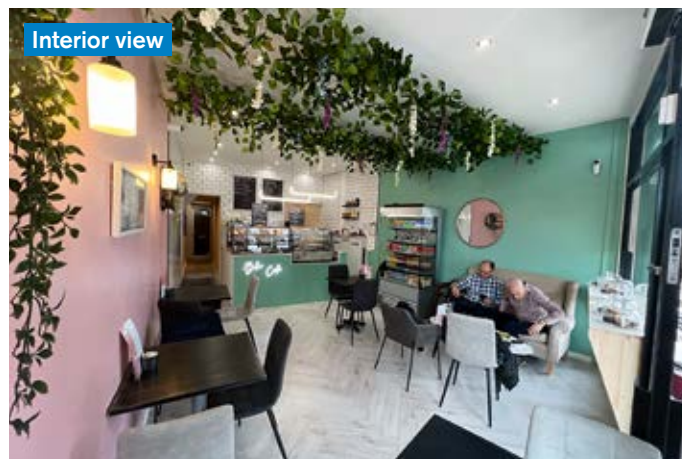
Ground Floor Shop

Gross Frontage	17'5"
Internal Width	16'3"
Rear Width	9'3"
Shop Depth	24'7"
Built Depth	40'10"
WC	

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 a full repairing and insuring lease to **Blerim Krasniqi t/a Blin Café** for a term of 10 years from 27th June 2022 at a current rent of **£24,500 per annum** exclusive.

Rent Review and Tenant's Break 2027

Vendor's Solicitors

BBS Law
Tel: 020 4505 8080 Ref: Avi Barr
Email: abarr@bbslaw.co.uk

£24,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Nathan Schindler**

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'**

