

Lot 1

218 Middle Lane, Crouch End,
London N8 7LA

***Guide: £650,000+**
In same ownership for over 15 years
Ground Floor Take-Away and 2 Flats
8 week completion



SITUATION

Located close to the junction with High Street amongst a variety of local traders serving this popular and sought after residential area. The multiple shopping facilities in The Broadway and Hornsey Rail Station are both approx. 1/2 mile distant.

In addition, the property is opposite Priory Park and Alexandra Palace is within close proximity.

Crouch End lies between Muswell Hill and Hornsey approx. 6 miles north of central London.

PROPERTY

A mid terraced building comprising a **Ground Floor Take-Away** with separate front access to **2 Self-Contained Flats (2 x 1 Bed)** on the first and second floors.

Both flats benefit from gas central heating and entryphone.

Refer to Auctioneers for the Floor Plans and Video Tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD



£47,200 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Joint Auctioneers ESTATE MANAGEMENT LONDON
Estate Management London
Tel: 020 7930 9333 Ref: Sven Weinast
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Vendor's Solicitors
Ingram Winter Green LLP
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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

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-Away	Gross Frontage 17'4" Internal Width 12'6" Shop Depth 23'2" Built Depth 43'7" WC	J. Uddin & A. Hoque (Indian Takeaway)	15 years from 9th July 2021	£16,000	FRI by way of service charge. Rent Reviews 2026 and 2031. £4,000 Rent Deposit held.
First Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 358 sq ft)	2 Individuals	1 year from 18th March 2023 (In occupation since 2019)	£15,600	AST £1,211.54 Rent Deposit held.
First & Second Floor Flat	First Floor Entrance Hall Second Floor 1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 506 sq ft)	Individual	1 year from 2nd May 2023 (In occupation since 2020)	£15,600	AST £1,269.23 Rent Deposit held.
				Total: £47,200	