



SITUATION

Occupying a prominent trading position on the busy Holloway Road (A1), close to the junction with Fortnam Road, amongst a host of established local retailers and restaurants plus a **modern Co-op Supermarket**, being well served by numerous bus routes and only a few minutes' walk from Upper Holloway (Overground) Station and within easy reach of Archway Station (Northern Line).

Upper Holloway has become a highly desirable residential area midway between Highgate and Highbury, enjoying the recreational amenities of Whittington Park and being only 4 miles from the West End.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Internal Width	11'10"
Shop Depth	23'5"
Built Depth	33'6"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 3rd July 2006 at a fixed peppercorn ground rent.



TENANCY

The property is let on an effectively full repairing and insuring lease to **S. Taklimi as a Barber** for a term of 15 years from 29th September 2023 (**renewal of a previous lease**) at a current rent of **£12,000 per annum** exclusive (**rising to £13,000 p.a. in September 2024, £14,000 p.a. in September 2025 and £15,000 p.a. in September 2027**).

Rent Reviews 2028 and 2033

£12,000 p.a.
rising to £15,000 p.a. in 2027

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

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'**

Vendor's Solicitors

Seddon's
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