



### SITUATION

Located close to the junction with Thane Villas on this busy thoroughfare, directly opposite the recent Berkeley Group 'The Cottonworks' development, nearby a **Tesco Express**, amongst a wide variety of independent retailers and within close proximity of Finsbury Park Station (Victoria & Piccadilly Lines and National Rail). Finsbury Park is a popular, densely populated area, undergoing regeneration and development, located 4 miles north of Central London.

### PROPERTY

A mid terrace building comprising a **Ground Floor Showroom** with internal access to **Offices** on the first floor. The property includes a **Parking Area** for approx. 5 cars at the rear.

### ACCOMMODATION

#### Ground Floor Showroom

Gross Frontage	26'7"
Internal Width	25'7" (max)
Shop & Built Depth	71'8"
2 WCs	

GIA	Approx.	1,833 sq ft
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#### First Floor Offices

GIA	Approx.	1,833 sq ft
WC		

<b>Total GIA</b>	<b>Approx.</b>	<b>3,666 sq ft</b>
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VAT is NOT applicable to this Lot

### TENURE

**Leasehold for a term of 999 years (less 3 days) from 25th March 1987 at a fixed ground rent of £20 per annum exclusive.**

**Offered with Vacant Possession**

**Note: Refer to the Auctioneers for the video tour of the property.**



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## Vacant Showroom/Office Building

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

### Vendor's Solicitors

Quastels LLP  
Tel: 020 7908 2525 Ref: Naomi Jones  
Email: njones@quastels.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



View opposite

