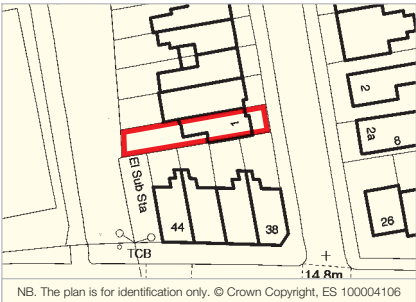


London N17
1 Bruce Castle Road,
Tottenham
N17 8NL

- **A Freehold End of Terrace Building**
- Internally arranged to provide Five Self-Contained Units
- Three Units subject to an Assured Shorthold Tenancy
- Two Units Occupied on Terms Unknown
- Total Current Rent Reserved **£27,000 per annum (equivalent) From Three Units**

BY ORDER OF THE LIQUIDATOR



Seller's Solicitor
Messrs DWF LLP
(Ref: Katharine Lawrenson).
Tel: 0151 907 3115.
Email: katharine.lawrenson@dwf.co.uk

INVESTMENT – Freehold Building



Tenure
Freehold.

Location
The property is situated on the west side of Bruce Castle Road to the north of its junction with Lordship Lane. Local shops and amenities are available on the High Road, with the further more extensive shopping facilities of Central London being available to the south. White Hart Lane Rail Station is to the east providing regular and direct services to Central London. Road communications are afforded by the A10 which provides links to the A406 (North Circular Road).

Description
The property comprises an end of terrace building arranged over ground and two upper floors. The property is internally arranged to provide five self-contained units. The property benefits from a garden to the rear.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below. The following information has been provided by the Liquidator. Prospective purchasers are deemed to have made their own enquiries as to the exact extent of the property being sold and are deemed to bid accordingly.

Planning
Local Planning Authority: London Borough of Haringey.
Tel: 0208 489 1000.
The property is subject to an Enforcement Notice dated 5th June 2008, relating to the building being subdivided into 5 self-contained flats. Further details are available in the legal documents. Prospective purchasers are deemed to have made their own enquiries regarding this Notice and are deemed to bid accordingly.

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
A	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 12 months from 14th December 2009 (Holding over)	£9,000 p.a.
B	Ground	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 30th September 2011 (Holding over)	£9,000 p.a.
C	First	One Bedroom Accommodation	Occupied on Terms Unknown	-
D	First	One Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 12th September 2011 (Holding over)	£9,000 p.a.
E	Second	Studio Accommodation	Occupied on Terms Unknown	-

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.