



### Tenure

Virtual Freehold. Each property is held on a 999 year lease from 1st October 2007 at a peppercorn ground rent.

### Location

Canonbury is a residential area located in the London Borough of Islington. Communications are good with overland services at Canonbury and Underground (Victoria Line) at Highbury and Islington. King's Cross lies 2 miles to the south-west.

The properties are situated on the east side of Essex Road (A104) which acts as the main arterial road through Canonbury and joins directly with the A1 some 0.9 miles south. Canonbury Railway Station is within 0.5 miles north of the property which is serviced by London Overground whilst Angel Underground Station is some 1.1 miles south which is serviced by the Northern Line.

Occupiers close by include Sainsbury's, William Hill and Tesco Express amongst other local occupiers.

### Description

The properties are arranged on basement and ground floors to provide two ground floor shops, with ancillary basement accommodation, forming part of a larger established parade. Number 380 benefits from an enclosed rear yard.

### VAT

VAT is not applicable to these lots.

### Documents

The legal packs will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
27	378	M. Baldwin A. Baldwin (T/A Burwin Motorcycles) (1)	Gross Frontage 5.65 m Net Frontage 5.30 m Shop & Built Depth 9.70 m Basement 31.80 sq m Ground Floor 48.35 sq m	(18' 6") (17' 5") (31' 10") (342 sq ft) (520 sq ft)	10 years from 29.09.2010 Rent review every 5th year Effectively FR & I by way of a service charge	£10,800 p.a.  Rent Review 2015 outstanding
28	380	M. Baldwin A. Baldwin (T/A Burwin Motorcycles) (1)	Gross Frontage 5.45 m Net Frontage 4.90 m Shop & Built Depth 9.10 m Basement 38.95 sq m Ground Floor 49.25 sq m	(17' 10") (16' 1") (29' 10") (419 sq ft) (530 sq ft)	10 years from 29.09.2010 Rent review every 5th year Effectively FR & I by way of a service charge	£11,200 p.a.  Rent Review 2015 outstanding

(1) Tenants have been in occupation for over 30 years. [www.burwin.co.uk](http://www.burwin.co.uk)

**Total £22,000 p.a.**

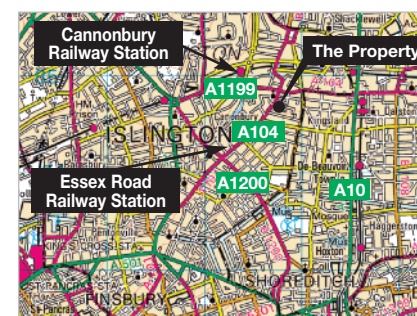
## London N1

### 378 & 380 Essex Road

### Canonbury

### N1 3PF

- Two Virtual Freehold Shop Investments
- To be offered as two individual lots
- Forms part of an established shopping parade in densely populated London suburb
- Tenants in occupation for in excess of 30 years
- No VAT applicable
- 2015 Rent Reviews outstanding
- Total Current Gross Rents Reserved **£22,000 pa**



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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