

**London NW2**  
**90 Campbell Gordon Way,**  
**Dollis Hill**  
**NW2 6RW**

**BY ORDER OF A HOUSING ASSOCIATION**

**Tenure**

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st October 2014 at an initial ground rent of £100 per annum.

**Location**

The property is located on Campbell Gordon Way to the north-east of its junction with Park Side. Shops and amenities are available along Edgware Road which is to the north-east. The further and more extensive facilities of the West End are accessible to the south-east. London Underground services run from Dollis Hill Station (Jubilee Line) to the south-west and Cricklewood Overground Station is to the east. The open spaces of Gladstone Park are close by and the North Circular Road (A406 and M1) is close by.

**A Leasehold Self-Contained Purpose Built Ground Floor Flat**

**Description**

The property comprises a self-contained ground floor flat situated within a purpose built block arranged over ground and two upper floors beneath a pitched roof.

**Accommodation**

Reception Room, Bedroom, Kitchen, Bathroom/WC

**To View**

The property will be open for viewing every Tuesday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

**Vacant Possession**



**VACANT – Leasehold Flat**

**Northampton**  
**4-6 Church Street,**  
**Weedon,**  
**Northamptonshire**  
**NN7 4PL**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



**Tenure**

Freehold.

**Location**

The property is located in the village of Weedon and is situated to the east of its junction with Bridge Street. Shops, school and bus services are provided in Weedon whilst the more extensive facilities of Northampton are available approximately eight miles to the east providing a wide range of shops, schools, colleges, university, hospital and Northampton Rail Station. The property also benefits from access to the A5 provided approximately half a mile away and access to the M1 motorway approximately three and a half miles away.

**Description**

The property comprises a ground floor retail unit and a self-contained first floor flat situated within a mid terrace building arranged over ground and first floors beneath a pitched roof.

**Accommodation**

**Ground Floor** – Shop Floor, WC

**Floor Areas**

Gross Frontage – 11.6 m (38' 0")

Net Frontage – 8.8 m (28' 10")

**A Freehold Mid Terrace Building internally arranged to provide a Ground Floor Retail Unit and First Floor Self-Contained Flat. Planning Permission was Granted for Change of Use of Shop to a Café/Tea Shop and Patisserie**

Shop Depth – 4.4 m (14' 5")  
 Build Depth – 8.8 m (28' 10")

**First Floor** – Reception Room, Bedroom, Shower Room/WC

**Planning**

Local Planning Authority:  
 South Northamptonshire Council.  
 Tel: 01327 322237.

The property may afford potential for conversion into a single dwelling subject to obtaining all necessary consents. Planning permission was granted for 'change of use of shop to a café/tea shop and patisserie' in 1997 (ref: DA/1997/0646). The Receivers understand from a third party the shop was last used by Rococo Antiques serving teas, coffee and food. The Local Planning Authority has verbally stated to the Receivers, a 'café/tea shop' was the last authorised use, but dependent on the subsequent uses, planning permission may be required for future use as a 'café/tea shop'. All buyers should rely on their own investigations in this regard.

**To View**

The property will be open for viewing every Monday and Wednesday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

**Seller's Solicitor**

Messrs Gateley Solicitors LLP (Ref: C Kilroy).

Tel: 0131 222 9815.

Email: ckilroy@gateleyuk.com

**Vacant**



**Freehold Building**

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.allsop.co.uk](http://www.allsop.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.

LOT 163

LOT 164