

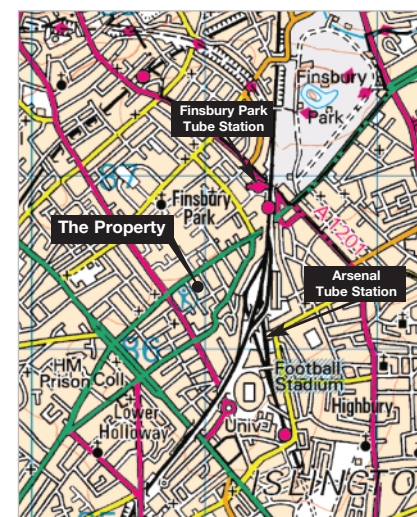
London N7

150A Seven Sisters Road

Finsbury Park N7 7PL

- **Freehold Shop and Residential Investment**
- Comprising a shop and a large self-contained maisonette
- Located approximately 0.3 miles from Finsbury Park Underground Station (Piccadilly & Victoria Lines)
- No VAT applicable
- Shop Rent Review 2012 outstanding (1)
- Total Current Rents Reserved
£36,560 pa (1)

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Finsbury Park is a densely populated area between Camden Town and Stamford Hill about 5 miles north of Central London. Seven Sisters Road (A503) is one of the main routes through the district, linking Holloway Road (A1) to the A10 at South Tottenham. The property is situated on the south side of Seven Sisters Road, between its junctions with Thane Villas and Berriman Road, approximately 0.3 miles from Finsbury Park Underground Station (Piccadilly and Victoria Lines). Occupiers close by include Tesco Express, William Hill and a wide range of local traders.

Description
The property is arranged on basement, ground and three upper floors to provide a ground floor restaurant with kitchen and WC facilities to the rear and storage accommodation in the basement.

The upper floors comprise a large self-contained 4 bedroom maisonette which is accessed via a separate entrance fronting Seven Sisters Road.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Planning
Planning permission was granted on 12th March 2007 (App No. P062783) for the conversion of the upper floors to form a studio/bedsit flat and a two bed maisonette. www.islington.gov.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Ung Kang (t/a HANA) (1)	Gross Frontage (incl. ent.) 5.65 m Net Frontage 3.75 m Shop Depth 9.20 m Built Depth 13.15 m	(18' 6") (12' 4") (30' 2") (43' 2") 20 years from 23.08.2002 Rent review every 5th year FR & I	£14,200 p.a. (1)	Rent Review 2012 outstanding (1)
First, Second & Third Floors	Four Individuals	Maisonette comprising 4 Rooms, Reception/Kitchen, WC and Shower Room	12 month Assured Shorthold Tenancy from 25th September 2011	£22,360 p.a.	Holding over

(1) The tenant is in the process of assigning their lease and has proposed an increased rent of £14,700 pa for the outstanding 2012 rent review, subject to contract. It is anticipated the assignment will be completed prior to the auction.

Total £36,560 p.a. (1)

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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