

# HUNTERS<sup>®</sup>

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## Brecknock Road

London, N7 0BL

By Auction £900,000



For Sale by Online Auction, starting bids £900,000, \*Terms and Conditions apply.

Freehold For Sale, Mixed Use

Bid Now: <https://hunters.pattinson.co.uk/property?id=389839>

A three storey terraced building comprising a ground floor restaurant and 2 x 2 Bedroomed self-contained flats accessed via a separate front entrance of the property. On the Camden Road end of Brecknock Road within a mixed use parade close to the junction with Camden Road and York Way leading to Kings Cross. Kentish Town Rail and Underground are just under 1 mile away.

Inspection: By arrangement with the Auctioneers



## ACCOMMODATION

Ground Floor Restaurant: 1,097.8 sq ft (101.99 sq m)

First Floor Flat: 2 Bedroom, 1 EnSuite, living room/Kitchen, 1 Bathroom. - 593.4Sq ft (55.13 Sq m)

Second Floor Flat: 2 bedrooms, living room/kitchen, 1 Bathroom, Guest W.C. - 597.2Sq ft (55.48 Sq m)

## TENANCY DETAILS

The ground floor Restaurant is leased on for 25 years from 29 September 2005 at the current rent of £14,500 p.a. with a Rent Review every 4 years next due 29 September 2021 and registered with the Land Registry under Title number NGL879443.

First Floor Flat A: Periodic AST Tenancy £16,800p.a.

Second Floor Flat B: Periodic AST Tenancy £19,500p.a.

Total Annual Income £50,800

## EPC RATINGS

Commercial Restaurant: C

Flat A: D

Flat B: D

## Auction \*T's & C's

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

### Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

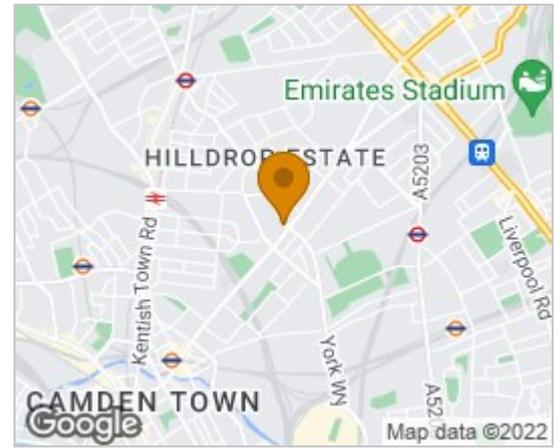
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

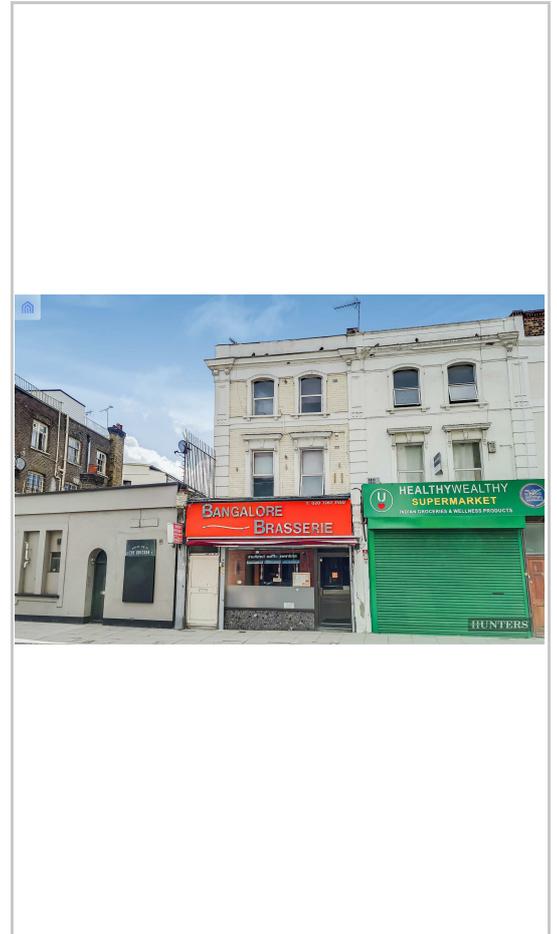
84b Camden Road, Camden, NW1 9EA

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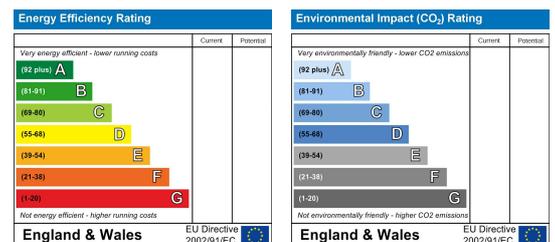
## Area Map



## Floor Plans



## Energy Efficiency Graph



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