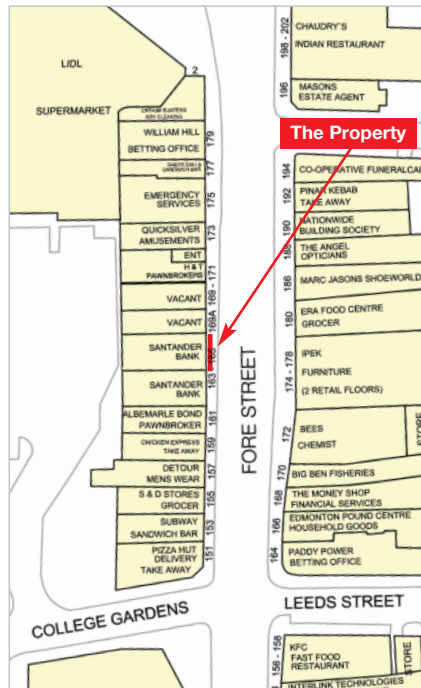


London N18
165/167 Fore Street
Edmonton
N18 2UX

- Well Located Freehold Bank Investment
- Let to Santander UK plc
- Densely populated North London suburb
- Holding over
- No VAT applicable
- Current Rent Reserved
£25,300 pa



Tenure
Freehold.

Location

Edmonton forms part of the London Borough of Enfield and is a heavily populated suburb located 7 miles north of Central London. Upper Fore Street forms part of the A1010 and is a major route linking with the A406 (North Circular Road) a short distance to the north and to the M25 motorway. The area is served by numerous bus routes. The property is situated on the east side of Fore Street south from the junction with Sterling Way and Angel Road in a densely populated commercial and residential area. Occupiers close by include Lidl Supermarket, William Hill, Subway, Pizza Hut, QS Clothing, Paddy Power, Nationwide, Co-op, Tesco and Job Centre.

Description

The property is arranged on ground and one upper floor to provide a double fronted ground floor banking hall with ancillary accommodation above. The property intercommunicates with the adjacent property which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	7.75 m	(25' 5")
Net Frontage	7.15 m	(23' 6")
Shop Depth	10.75 m	(35' 5")
Built Depth	13.25 m	(43' 6")

Ground Floor	93.10 sq m	(1,002 sq ft)
First Floor	85.30 sq m	(918 sq ft)
Total	178.40 sq m	(1,920 sq ft)

Tenancy

The property is at present let to SANTANDER UK PLC (previously Abbey National plc) who are holding over under the terms of a lease which was for a term of 5 years from 3rd January 2008 at a passing rent of £25,300 per annum. The lease contains full repairing and insuring covenants. In respect of the lease renewal no action has been taken.

Tenant Information

Website Address: www.santander.co.uk
For the year ended 31st February 2013, Santander UK plc reported a nil turnover, a pre-tax profit of £1.139bn, shareholders' funds of £12.22bn and a net worth of £9.885bn. (Source: riskdisk.com 22.09.2014)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.