



Tenure

Freehold.

Location

Highgate is an affluent and sought after location positioned some 5 miles north of Central London. Highgate enjoys excellent road communications via the A1 (Archway Road), which provides access to Central London, the North Circular Road (A406) and the M1 Motorway (Junction 2). Public transport links are good, with Highgate and Archway London Underground Stations (Northern Line) some 0.6 miles to the north and south-east respectively.

The property, which is Grade II Listed and in a Conservation Area, is situated on the south side of Highgate High Street, in the heart of Highgate Village, opposite its junction with Townsend Yard and equidistant to its junctions with South Grove and Bisham Gardens. Occupiers close by include Barclays Bank, Benham & Reeves estate agents (adjacent), Prickett & Ellis Underhill estate agents and Litchfields estate agents, Costa Coffee, Caffè Nero, Strada, Café Rouge, Tesco Express and Pizza Express, amongst a variety of other retailers, restaurants and boutique shops.

Description

The property is arranged on basement, ground and two upper floors to provide a shop currently trading as an estate agents with ancillary accommodation above and a rear garden area.

The property provides the following accommodation and dimensions:

Gross Frontage	4.35 m	(14' 3")
Net Frontage	2.95 m	(9' 8")
Shop Depth	6.65 m	(21' 10")

Built Depth	8.65 m	(28' 5")
Basement	20.80 sq m	(224 sq ft)
First Floor	22.40 sq m	(241 sq ft)
Second Floor	13.60 sq m	(146 sq ft)

NB: Floor Areas from historical valuation report.

Tenancy

The entire property is at present let to TAYLOR GIBBS LIMITED for a term of 16 years from 20th September 2005 at a current rent of £35,000 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Buyer's Premium

Buyers are to pay 1% + VAT of the hammer price as a buyer's premium.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 94 London N6**.

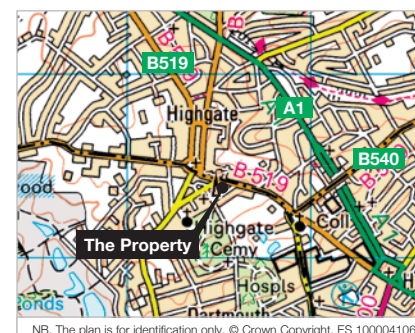
London N6

33 Highgate High Street

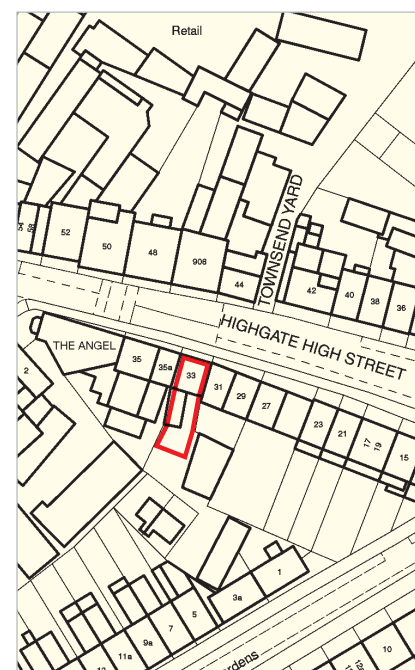
Highgate

N6 5JT

- **Attractive Grade II Listed Freehold Estate Agency Investment**
 - Let to Taylor Gibbs Limited until 2021
 - Affluent London location
 - VAT not applicable
 - Rent Review September 2017
 - Current Rent Reserved
- £35,000 pa**



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