



#### Tenure

Leasehold. Held for a term of 99 years from the Post Office commencing 25th March 1972 (thus having approximately 59 years unexpired) at a current rent of £30,857.66 per annum subject to review every 33 years to 1550/7905.90 (approximately 19.6%) of the market value of the premises.

#### Location

East Finchley is a densely populated North London suburb bounded by Golders Green, Finchley and Hampstead some 6 miles north of Central London. Both the A1 and the A406 (North Circular Road) are close by and the area is served by East Finchley Underground Station (Northern Line).

The property is situated fronting High Road (A1000) between East End Road and Beresford Road in the heart of East Finchley. Occupiers close by include Budgens, Post Office, William Hill, NatWest, Santander, Better Bet and a wide variety of local traders. East Finchley Underground Station (Northern Line) lies a few hundred yards to the south of the property.

#### Description

The property is arranged on ground and two upper floors to provide a large ground floor shop unit together with six flats above which have been sold off on long leases. The shop benefits from rear customer access and parking.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

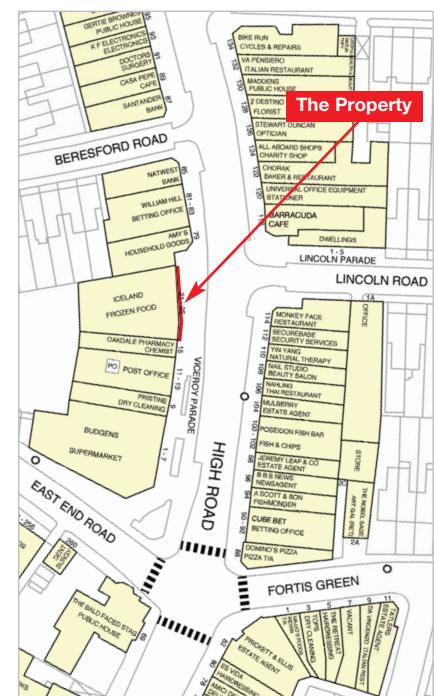
In the subject box of your e-mail, please ensure that you enter **Lot 83 London N2**.

## London N2

**21-25 Viceroy Parade,  
71-75 High Road  
East Finchley  
N2 8AQ**

- Leasehold Supermarket Investment
- Supermarket let to Iceland Frozen Foods plc
- Lease renewal for a further 10 years (No Breaks)
- Close to East Finchley Underground Station (Northern Line)
- Reversion 2022
- Current Gross Rent Reserved **£100,980 pa**

**EIGHT WEEK COMPLETION AVAILABLE**



**Total £100,980 p.a.**

(1) No. of Branches: 700. Website Address: [www.iceland.co.uk](http://www.iceland.co.uk). For the year ended 25th March 2011, Iceland Frozen Foods plc reported a turnover of £2.333bn, a pre-tax profit of £168.82m, shareholders' funds and a net worth of £240.86m. (Source: riskdisk.com 20.01.12)  
(2) £80 ground rent per flat

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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