

London N12

752 & 752A High Road

Finchley

N12 9QG

- **Freehold Shop and Residential Investment**
 - Comprises shop and self-contained maisonette above
 - Let on a lease expiring 2021
 - Rent Review 2011 Outstanding
 - Current Rent Reserved
- £46,000 pa**

FIVE WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

North Finchley is a prosperous and densely populated suburb located about 9 miles north of Central London. Road access is excellent, with the A1000 linking to the M25 in the north (Junction 24 – 7 miles) and to the North Circular (A406) 1 mile to the south.

The property is situated on the eastern side of the High Road, near the junction with Stanhope Road, where there is a public car park to the rear. Occupiers close by include Poundland, Santander, W H Smith, O'Neills, Holland & Barrett and Shoezone (adjacent). There is a public car park to the rear.

Description

The property is arranged on basement, ground and two upper floors to provide a clothes shop on ground and basement floor with a self-contained maisonette above accessed from the rear. The maisonette comprises three rooms, kitchen and bathroom and is accessible from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.60 m	(18' 5")
Net Frontage	4.60 m	(15' 1")
Shop Depth	17.15 m	(56' 3")
Built Depth	21.05 m	(59' 1")
Basement	82.70 sq m	(890 sq ft)
First & Second Floor Maisonette – Three Rooms, Kitchen and Bathroom (not inspected by Allsop. Details provided by the Vendor)		

Tenancy

The entire property is at present let to TOWERSTONE LTD for a term of 25 years from 8th January 1996 at a current rent of £46,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The maisonette is sub-let.

Tenant Information

For the year ended 31st May 2010, Towerstone Ltd reported a net worth and shareholders' funds of £2.005m. (Source: riskdisk.com 12.09.11.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only and there will be only one viewing before the Auction on 1st December, please e-mail your request with full contact details to daniel.sterling@allsop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 10 London N12.**

