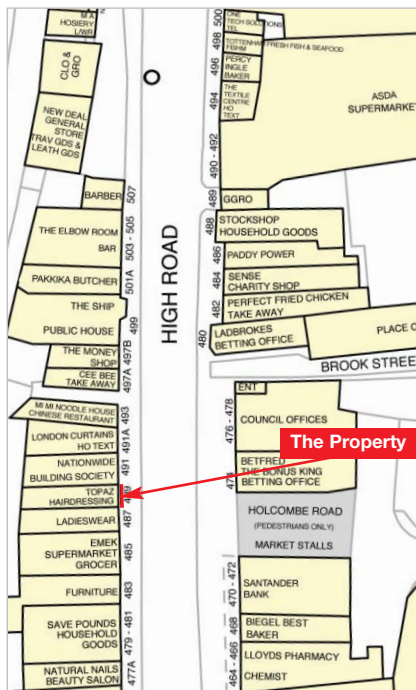


# **London N17** **489 High Road** **Tottenham** **N17 6QA**

- **Well Located Freehold Shop Investment**
- Comprising a shop and two self-contained flats
- Lease expires 2023
- Situated close to Bruce Grove Rail Station
- No VAT applicable
- Rent Review March 2013
- Current Rent Reserved  
**£25,000 pa**

**On the Instructions of Trustees**

**SIX WEEK COMPLETION AVAILABLE**



## **Tenure**

Freehold.

## **Location**

Tottenham is a densely populated suburb of North London and is well known for Tottenham Hotspur Football Club. It is located approximately 6 miles north of Central London and benefits from excellent road communications being served by the A10, A503 and A406.

The property is situated on the west side of High Road (A10), which forms part of the main retail thoroughfare within the centre of Tottenham, a short distance from Bruce Grove Rail Station. Occupiers close by include Nationwide (adjacent), Ladbrokes, Paddy Power, Halifax, HSBC, Peacocks, Lloyds Pharmacy, Santander, Betfred, Asda Supermarket and McDonald's.

## **Description**

The property is arranged on ground and two upper floors to provide a ground floor shop with two self-contained flats above. The flats benefit from an entrance fronting High Road. Access to a cellar is by way of trap door and was not inspected.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (inc. flat ent.)</b>	<b>4.95 m</b>	<b>(16' 3")</b>
<b>Net Frontage</b>	<b>3.70 m</b>	<b>(12' 2")</b>
<b>Shop &amp; Built Depth</b>	<b>17.80 m</b>	<b>(58' 5")</b>

**First Floor Flat comprising One Room, Kitchen and Bathroom**  
**Second Floor Flat comprising One Room, Kitchen and Bathroom**  
(Flat not inspected by Allsop, accommodation provided by Vendor)

## **Tenancy**

The entire property is at present let to A L KYRIACOU & C KYRIACOU (t/a Topaz) for a term of 15 years from 25th March 2008 at a current rent of £25,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) Tenant option to determine on 24th March 2013.

## **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)

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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