



# **London N15** **Unit A** **Birdsmouth Court** **Bathurst Square** **Seven Sisters** **N15 4FW**

- **Virtual Freehold Leisure Investment**
- Let to Seven Sisters Functional Limited (a 9Round franchisee) on a 10 year lease expiring in 2028 (no breaks)
- 9Round franchisees operate from over 700 locations worldwide
- Densely populated North London suburb
- Close to Seven Sisters Mainline and Underground Stations (Victoria Line)
- Current Gross Rent Reserved  
**£17,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

## **Tenure**

Leasehold. Held for a term of 999 years from 23rd August 2013 at a peppercorn ground rent.

## **Location**

Seven Sisters is a densely populated North London suburb in the borough of Haringey situated 7 miles north of the City and served by the A10 (High Road) and A406 (North Circular Road). Walthamstow, to the east, is accessible via the A503 and Green Lanes via the A504 to the west. Public transport links are excellent, the area being served by Seven Sisters Mainline and Underground stations (Victoria Line) together with numerous bus routes.

The property is situated on the corner of Bathurst Square and Lawrence Road, in a predominantly residential area, close to the amenities of West Green Road and Seven Sisters Road/High Road (A10). Seven Sisters stations are about 0.4 miles to the east.

## **Description**

The property is arranged on ground floor only to provide a commercial unit presently trading as a gym and fitted out with the 9Round branding. The property forms part of a modern residential development, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

**Ground Floor (GIA)**                      **85.00 sq m**                      **(915 sq ft)**

## **Tenancy**

The property is at present let to SEVEN SISTERS FUNCTIONAL LIMITED (a franchisee of 9Round ) for a term of 10 years from 30th April 2018 at a current rent of £17,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **Further Information – 9Round**

Website Address: [www.9round.com](http://www.9round.com)

9Round is a fitness franchise that operates from more than 700 locations across 42 states in the US and 16 countries.

## **VAT**

VAT is applicable to this lot.

## **Documents**

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

## **Energy Performance Certificate**

For EPC Rating please see website.

