

London N15

424-426 West Green Road,
Harringay
N15 3PU

- **Two Freehold Adjoining Mid Terrace Buildings**
- Internally arranged as a Double Fronted Ground Floor Retail Unit, together with Eight Self-Contained Flats and a further Flat which is currently arranged as Three Bedsits
- Each Flat and Bedsit subject to an Assured Shorthold Tenancy
- Retail Unit subject to an FR & I Lease
- Total Current Gross Rent Reserved **£133,412.36 per annum (equivalent)**

EIGHT WEEK COMPLETION AVAILABLE



To View

The property will be open for viewing on Tuesday 23rd May between 11.00 a.m. – 12.00 p.m. These are open viewing times with no need to register. The viewing will be conducted by the joint auctioneer.

Seller's Solicitor

Messrs Waller Pollins & Goldstein (Ref: JP).
Tel: 0208 238 5858.
Email: jpollins@wallerpollins.com

Joint Auctioneer

Messrs Highfield Investments
(Ref: Michael Isaacs).
Tel: 01992 660204.

INVESTMENT – Two Freehold Buildings



Tenure

Freehold.

Location

The property is located on the north side of West Green Road (A504), which runs between High Road (A10) and Green Lanes (A105). The property is situated to the east of the junction with Carlingford Road. A good selection of shops and restaurants is available in Wood Green to the north and Harringay to the south. London Underground services run from Turnpike Lane Station (Piccadilly Line) which is within a 10 minute walk to the west. The open spaces of Downhills Park are close by.

Description

The property comprises two adjoining mid terrace buildings arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a ground floor double commercial unit with eight self-contained flats and three bedsits arranged over first and second floors. To be offered collectively as one lot.

Accommodation and Tenancies

The property was partially inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was supplied by the Vendor.

No	Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
424-426	Commercial Unit	Ground	Double Fronted Retail Unit, Storage Area 277 sq m (2,990 sq ft)	FRI Lease for a term of 20 years from 12th February 2007	£35,000 p.a.
424	Flat 1	First	Studio Room with Kitchen, Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th March 2012 (holding over)	£10,383.36 p.a.
	Flat 2	First	Studio Room with Kitchen, Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 15th August 2012 (holding over)	£10,383.36 p.a.
	Flat 3	First	Studio Room with Kitchen, Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 7th August 2015 (holding over)	£10,200 p.a.
	Flat 4	Second	3 Bedsit Rooms, Kitchen, Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 19th February 2015 (holding over)	£10,392 p.a.
426	Flat 1	First	Studio Room with Kitchen, Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 7th March 2016 (holding over)	£10,200 p.a.
	Flat 2	First	Studio Room with Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 19th August 2013 (holding over)	£9,984 p.a.
	Flat 3	First	Studio Room with Kitchen, Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 21st November 2016	£10,392 p.a.
	Flat 4	First	Studio Room with Kitchen, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 3rd April 2017	£13,277.64 p.a.
	Flat 5	Second	Reception, Kitchen/Diner, Bedroom, Shower Room/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 25th October 2015 (holding over)	£13,200 p.a.
The shop measurements and floor plans were provided by the seller's managing agent.					Total £133,412.36

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.