

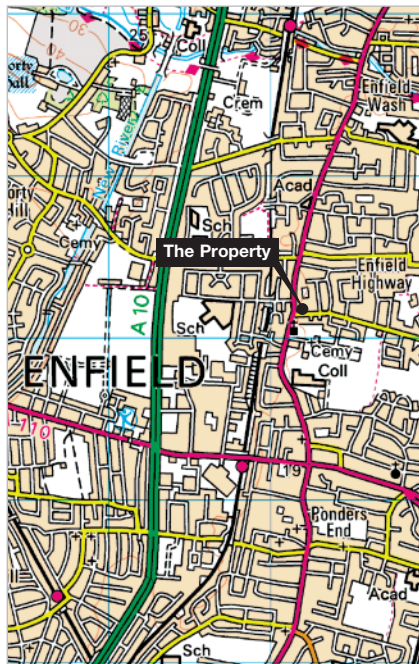
Enfield

1/10 Central Parade Green Street Middlesex EN3 7HG

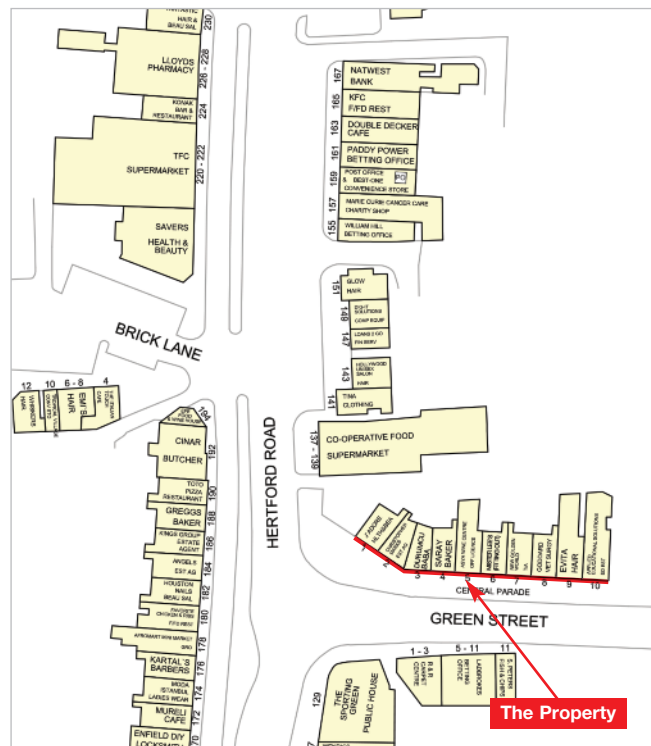
- Freehold Unbroken Parade of Shops Investment
- Comprises 10 shops with 10 self-contained maisonettes above
- Popular parade providing shops, restaurants, estate agent, baker, vet and educational users
- Popular North London location
- VAT not applicable
- Rent Reviews 2014, 2015, 2016
- Total Current Rents Reserved

£199,700 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Freehold.

Location
Enfield, having a borough population of over 280,000, is located 12 miles north of Central London immediately to the west of the A10 trunk road and less than 3 miles south of Junction 25 of the M25. Enfield Highway is to the east of Enfield town centre. The property is situated in a predominantly residential area and forms part of the shopping on Green Street and Hertford Road serving the local community. Occupiers close by include Ladbrokes, Co-Operative Supermarket, William Hill, Paddy Power, KFC, NatWest, Lloyds Pharmacy, Savers and Greggs.

Description
The property is arranged on ground and two upper floors to provide a purpose built parade of 10 shops, each with a maisonette above. The maisonettes are approached from the rear where there is also servicing access to the shops. There is a poster hoarding on the flank wall facing Hertford Road.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out opposite.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificates
For EPC Ratings please see website.

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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Lee Baron
CHARTERED SURVEYORS



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop 1	J'Adore Cosmetics Ltd (surety from C O'Nions) (www.jadorehairandbeauty.co.uk)	Gross Frontage 6.05 m (19' 10") Shop & Built Depth 11.55 m (37' 10")	10 years from 12.11.2010 Rent review in the 5th year FR & I by way of service charge	£12,000 p.a.	Rent Review November 2015
Maisonette 1A	Individual	First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 02.06.2012	£12,000 p.a.	AST Holding over
Shop & Maisonette 2/2A	CM Boyle (Christopher Marks Estate Agent) (www.christophermarks.com)	Gross Frontage 6.05 m (19' 10") Shop Depth 9.60 m (31' 6") Built Depth 11.50 m (37' 8") First & Second Floor Maisonette – Three Rooms, Kitchen, Bathroom	12 years from 25.12.2004 Rent review every 4th year FR & I by way of service charge Maisonette is sub-let on an Assured Shorthold Tenancy	£16,000 p.a.	Reversion December 2016
Shop 3	A Guzel (t/a Durumcu Baba Restaurant)	Gross Frontage 5.40 m (17' 8") Shop Depth 9.15 m (30' 0") Built Depth 12.60 m (41' 4")	15 years from 20.09.2007 Rent review every 5th year FR & I by way of service charge	£12,600 p.a.	Rent Review September 2017
Maisonette 3A	Individual	First & Second Floor Maisonette – Three Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 20.07.2011	£9,900 p.a.	AST Holding over
Shop 4	H Sal (t/a Saray Baker)	Gross Frontage 5.55 m (18' 3") Shop Depth 8.90 m (29' 3") Built Depth 14.90 m (48' 10")	20 years from 29.07.2011 Rent review every 5th year FR & I by way of service charge	£13,000 p.a.	Rent Review June 2016
Maisonette 4A	Individual	First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 15.09.2007	£7,800 p.a.	AST Holding over
Shop & Maisonette 5/5A	Y Odzernir (t/a Asya Wine Centre)	Gross Frontage 5.50 m (18' 0") Shop Depth 8.90 m (29' 3") Built Depth 15.40 m (50' 6") First & Second Floor Maisonette – Three Rooms, Kitchen, Bathroom	20 years from 29.09.2014 Rent review every 5th year FR & I by way of service charge	£16,850 p.a.	Rent Review October 2014 Outstanding
Shop 6	Mister Lee Ltd (Currently being fitted out) (sureties – LA & JM Wilson)	Gross Frontage 5.50 m (18' 0") Built Depth 15.40 m (50' 6")	10 years from 13.11.2014 Rent review in the 5th year FR & I by way of service charge	£13,500 p.a.	Rent Review 2019
Maisonette 6A	Individual	First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 20.09.2005	£9,000 p.a.	AST Holding over
Shop & Maisonette 7/7A	Wai Yeun Yeung (t/a New Golden World Restaurant)	Gross Frontage 5.50 m (18' 0") Shop Depth 9.00 m (29' 6") Built Depth 15.53 m (50' 11") First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom	15 years from 29.09.2004 Rent review every 5th year FR & I by way of service charge	£17,750 p.a.	Rent Review September 2014 Outstanding
Shop & Maisonette 8/8A	Goddard Veterinary Group (www.goddardvetgroup.co.uk)	Gross Frontage 5.50 m (18' 0") Shop Depth 9.00 m (29' 6") First & Second Floor Maisonette – Three Rooms, Kitchen, Bathroom	15 years from 25.12.2004 Rent review every 5th year. FR & I by way of service charge The tenant did NOT exercise December 2014 break Maisonette is sub-let	£16,500 p.a.	Rent Review December 2014 Outstanding
Shop 9	Ms Y Turan (t/a Evita Beauty) (www.evitaesthetics.co.uk)	Gross Frontage 5.60 m (18' 5") Shop Depth 8.85 m (29' 0") Built Depth 18.00 m (59' 1")	9 years from 30.04.2009 Rent review every 3rd year FR & I by way of service charge	£13,600 p.a.	Rent Review June 2015
Maisonette 9A	Individual	First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 04.07.2006	£8,400 p.a.	AST Holding over
Shop 10	Applied Educational Solutions Ltd	Gross Frontage 5.70 m (18' 8") Shop Depth 8.90 m (29' 3") Built Depth 18.70 m (61' 4")	10 years from 15.04.2011 Rent review in the 5th year. FR & I by way of service charge Mutual break option on 14.04.2016 on 6 months' notice	£10,000 p.a.	Rent Review April 2016
Maisonette 10A	Individual	First & Second Floor Maisonette – Three Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 29.11.2010	£10,800 p.a.	AST Holding over
Poster Hoarding	Vacant	Poster Hoarding on Flank Wall of 1 Central Parade			

NB: Maisonnets not inspected by Allsop

Total £199,700 p.a.