

London N5 Minhas Motors Rear of 4 Highbury Park Highbury N5 2AB

- **Freehold Car Workshop Investment**
- Affluent North London location
- Accommodation extending to 117.65 sq m (1,266 sq ft)
- Entirely let on a lease expiring 2022
- No VAT applicable
- Current Rent Reserved
£13,000 pa⁽¹⁾



Tenure

Freehold.

Location

Highbury, famous for The Emirates Stadium, is a popular North London suburb lying between Islington and Stoke Newington, some 3 miles north of The City. The A1 (Holloway Road) lies to the west, whilst Rail and Underground services are available from a number of local stations including Highbury & Islington, Canonbury, Drayton Park, Arsenal and Holloway Road.

The property is situated just off Highbury Grove/Highbury Park (A1201), fronting Kelvin Road to the rear of a terrace of houses.

Description

The property is arranged on ground floor only to provide a car workshop with storage to the rear.

The property provides the following accommodation and dimensions:

Ground Floor (GIA) 117.65 sq m (1,266 sq ft)

Tenancy

The entire property is at present let to JULALUDDIN EBRAHIM MINHAS for a term of 10 years from 15th April 2012 at a current rent of £13,000 per annum. The lease provides for a rent review on 18th April 2020 and contains full repairing and insuring covenants. (1) The rent passing is £12,500 per annum, which rises to £13,000 per annum upon completion.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.