

London N12

752 & 752A High Road Finchley N12 9QG

- **Freehold Shop and Residential Investment**
 - Comprises shop and self-contained maisonette above
 - Busy position near Tally Ho corner
 - Rent Review 2011 Outstanding
 - Current Rent Reserved
- £46,000 pa**

**FIVE WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
North Finchley is a prosperous and densely populated suburb located about 9 miles north of Central London. Road access is excellent, with the A1000 linking to the M25 in the north (Junction 24 – 7 miles) and to the North Circular (A406) 1 mile to the south. The property is situated on the eastern side of the High Road, near the junction with Stanhope Road, where there is a public car park to the rear. Occupiers close by include Poundland, Santander, W H Smith, O'Neills, Holland & Barrett and Shoezone (adjacent). There is a public car park to the rear.

Description
The property is arranged on basement, ground and two upper floors to provide a clothes shop on ground and basement floor with a self-contained maisonette above accessed from the rear. The maisonette comprises three rooms, kitchen and bathroom and is accessible from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.60 m	(18' 5")
Net Frontage	4.60 m	(15' 1")
Shop Depth	17.15 m	(56' 3")
Built Depth	21.05 m	(59' 1")
Basement	82.70 sq m	(890 sq ft)

First & Second Floor Maisonette – Three Rooms, Kitchen and Bathroom (not inspected by Allsop. Details provided by the Vendor)

Tenancy
The entire property is at present let to TOWERSTONE LTD for a term of 15 years from 8th January 1996 at a current rent of £46,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The maisonette is sub-let.

Tenant Information
For the year ended 31st May 2010, Towerstone Ltd reported a net worth and shareholders' funds of £2.005m. (Source: riskdisk.com 12.09.11.)

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 92 London N12.**

