

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 $\pounds46,000$ 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.

London N12 752 & 752A High Road Finchley N12 9QG



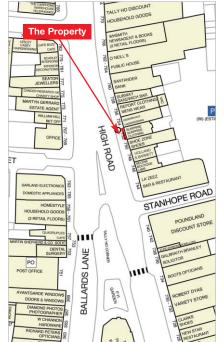
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- Freehold Shop and Residential Investment
- Comprises shop and self-contained maisonette above
- Busy position near Tally Ho corner
- Rent Review 2011 Outstanding
- Current Rent Reserved

£46,000 pa

FIVE WEEK COMPLETION AVAILABLE





Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda Seller's Solicitor M Hurst Esq, Hamlins. Tel: 0207 355 6000 Fax: 0207 518 9100 e-mail: mhurst@hamlins.co.uk