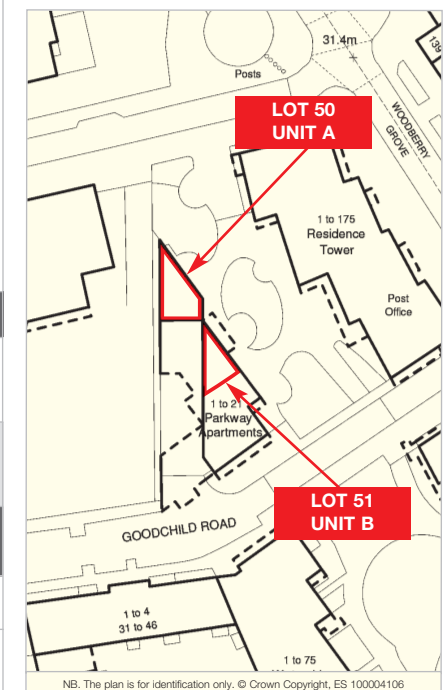


London **Units A & B** **Parkway Apartments** **Goodchild Road** **Manor House** **N4 2BL**

- **Virtual Freehold Shop and Estate Agents Investments**
- Lot 50 let to Drycentre Limited until 2031 (1)
- Lot 51 let to Jones Lang LaSalle Ltd until 2031 (3)
- Rent Reviews from 2016 linked to RPI
- Total Current Gross Rents Reserved for the two lots

£22,239 pa

On the Instructions of
Berkeley Homes plc



Tenure

Long Leasehold. Both held for a term of 999 years from 25th September 2009 (thus having approximately 995 years unexpired) at a ground rent of £50 per annum.

Location

Manor House is a densely populated suburb of North London, located south of Harringay, north of Stoke Newington and is well served for tube access to Central London via the Piccadilly Line. The properties are situated along Woodberry Grove, to the south of the A503, the Seven Sisters Road. Manor House Underground Rail Station is within 10 minutes walking distance. Woodberry Park is a recent development by Berkeley Homes adjacent to local park and reservoirs and comprises some 800 residential units with a planned expansion of up to 5,000 units by 2030. Occupiers close by include The Post Office and a number of local occupiers.

Description

The properties are arranged on ground floor only to provide two retail units. Unit A is trading as a dry cleaners, whilst Unit B is trading as an estate agents. The property forms part of a recently constructed residential development by Berkeley Homes plc, which is not included in the sale,

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
50	Unit A	Drycentre Limited	Gross Frontage 12.80 m (41' 11") Net Frontage 7.80 m (25' 7") Shop & Built Depth 7.95 m (26' 1") Ground Floor 49.75 sq m (535 sq ft)	20 years from 25.12.2011 (1) Rent review every 5th year linked to RPI FR & I	£9,711 p.a.	Rent Review 2016
51	Unit B	Jones Lang LaSalle Limited (2)	Gross Frontage 13.10 m (42' 11") Net Frontage 8.95 m (29' 4") Shop & Built Depth 7.95 m (26' 1") Ground Floor 54.90 sq m (590 sq ft)	20 years from 25.12.2011 (3) Rent review every 5th year linked to RPI FR & I	£12,528 p.a.	Rent Review 2016

(1) There is a tenant only break option in 2021 and 2026 upon giving 6 months' notice. The lease is contracted inside the Landlord & Tenant Act 1954. In addition, there is a rental deposit of 4 months held.
(2) For the year ended 31st December 2011, Jones Lang LaSalle Limited reported a turnover of £220.363m, a pre-tax loss of £28.28m, shareholders' funds of £146.091m and a net worth of £108.094m. (Source: riskdisk.com 25.03.2013)
(3) There is a mutual option to break in 2015, 2021 and 2026 upon giving 6 months notice. The lease is contracted outside the Landlord & Tenant Act 1954.

Total for the two lots £22,239 p.a.