

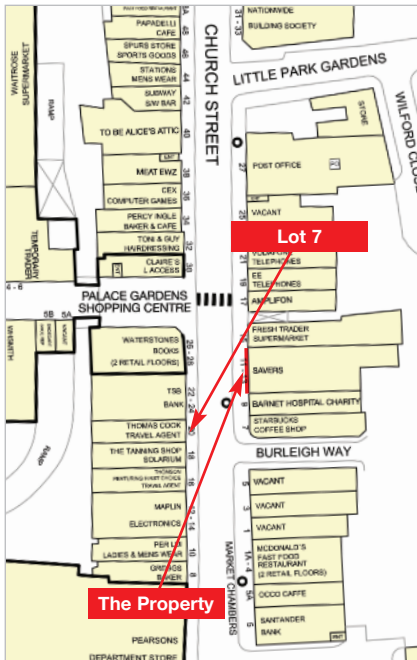
Enfield
11/13 Church Street
Middlesex
EN2 6AF

- **Freehold Shop and Residential Investment**
- Comprises a shop and 4 flats
- Shop let on a new 10 year lease to Savers Health & Beauty Ltd
- Well located close to the Palace Gardens Shopping Centre
- Total Current Rents Reserved
£146,400 pa plus vacant possession of Flat 13

On the Instructions of
Insolvency Practitioners

Deloitte.

SIX WEEK COMPLETION AVAILABLE



Computer Generated Image. Tenant currently fitting out

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 Motorway. The property is well located on the north side of Church Street, opposite an entrance to the Palace Gardens Shopping Centre where occupiers include Waitrose, Marks & Spencer, WH Smith, H&M, Costa and Boots. Other occupiers close by include Pearsons Department Store, McDonald's, Starbucks, Waterstones (opposite), Greggs, Maplin, TSB Bank, Claire's Accessories and the Post Office, amongst many others.

Description
The property is arranged on ground and two upper floors to provide a large double fronted ground floor shop with four self-contained flats above.

VAT
The Receivers believe that VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
11-13	Savers Health & Beauty Ltd (1)	Gross Frontage 10.85 m (35' 7") Net Frontage 9.50 m (31' 2") Shop Depth 26.15 m (85' 9") Built Depth 36.25 m (118' 11") Ground Floor 355.25 sq m (3,824 sq ft)	10 years from 09.10.2017 Rent review 09.10.2022 FR & I (2) The lease contains a tenant's option to determine in the 5th year of the term	£105,000 p.a.	Rent Review 2022
Flat 11	Individual(s)	Second Floor Flat – 4 Rooms, Kitchen, Bathroom	12 months Assured Shorthold Tenancy from 20.02.2017	£1,050 p.c.m. (£12,600 annualised)	Reversion 2018
Flat 12	Individual(s)	First Floor Flat – 4 Rooms, Kitchen, Bathroom	12 months Assured Shorthold Tenancy from 26.02.2017	£1,100 p.c.m. (£13,200 annualised)	Reversion 2018
Flat 13	Vacant	First Floor Flat – 4 Rooms, Kitchen, Bathroom			
Flat 14	Individual(s)	Second Floor Flat – 4 Rooms, Kitchen, Bathroom	6 months Assured Shorthold Tenancy from 02.08.2017	£1,300 p.c.m. (£15,600 annualised)	Reversion 2018

(1) Savers were established in 1988 and today trade from some 380 stores throughout the UK. Their ultimate holding company is CK Hutchinson Holdings Ltd. Website address: www.savers.co.uk
(2) By a side letter dated 9th October 2017, the tenant shall not be liable for certain common expenses. This letter will bind any purchaser.

Total £146,400 p.a.



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