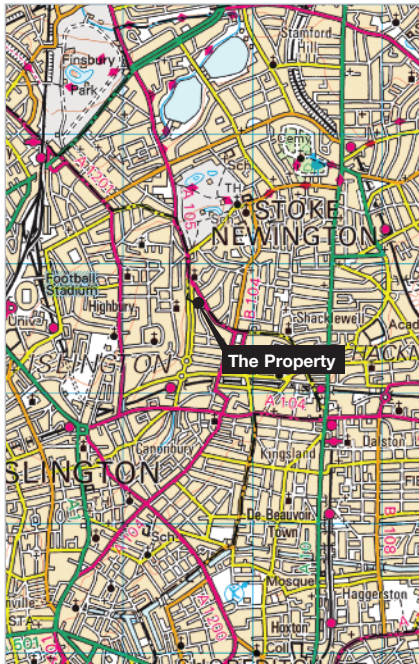


London N5
130-132 Petherton
Road
Stoke Newington
N5 2RT

- **Freehold Shop and Residential Investment**
- Comprises an office with seven flats above
- Attractive residential area close to Canonbury Station
- Only 3 miles north of The City
- No VAT applicable
- Total Current Rents Reserved
£108,158 pa



Tenure
Freehold.

Location
Stoke Newington is a popular North London suburb lying alongside Highbury, some 3 miles north of The City. Canonbury Overground and Arsenal Overground and Piccadilly Lines are the closest stations. The property is situated on the eastern side of Petherton Road, a short distance from its junction with Green Lanes (A105) in a predominantly residential area with on-street parking outside.

Description
The property is arranged on basement, ground and three upper floors to provide office accommodation on ground floor and basement with seven self-contained flats predominantly on the upper floors with one over ground

and basement which are accessed via two separate entrances on Petherton Road.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent (Annualised) £ p.a.	Next Review/ Reversion
Ground Floor and Basement	Hathen & Edwards Fine Wine Merchants Ltd	Ground Floor Basement (1)	68.08 sq m 84.96 sq m	(733 sq ft) (915 sq ft)	5 years from 16.10.2018 Tenant break clause 2021 FR & I	£32,500 p.a.	Reversion 2023
132 Petherton Road Flat 1	Vacant	Basement and Ground Floor Studio Flat	28.98 sq m	(312 sq ft)	-	-	-
132 Petherton Road Flat 2	Individual	First Floor – 2 Rooms, Shower/WC	33.54 sq m	(361 sq ft)	Assured Shorthold Tenancy for 12 months from 06.10.2018	£12,999 p.a.	Reversion 2019
132 Petherton Road Flat 3	Individual(s)	Second Floor – 2 Rooms, Shower/WC	33.54 sq m	(361 sq ft)	Assured Shorthold Tenancy for 12 months from 14.09.2018	£12,480 p.a.	Reversion 2019
132 Petherton Road Flat 4	Individual	Third Floor – 2 Rooms, Shower/WC	32.89 sq m	(354 sq ft)	Assured Shorthold Tenancy for 6 months from 17.11.2018	£12,480 p.a.	Reversion 2019
130 Petherton Road Flat 1	Individual	First Floor – 2 Rooms, Bathroom	34.09 sq m	(367 sq ft)	Assured Shorthold Tenancy for 6 months from 25.03.2018	£13,520 p.a.	Holding over
130 Petherton Road Flat 2	Individual	Second Floor – 2 Rooms, Bathroom	34.09 sq m	(367 sq ft)	Assured Shorthold Tenancy for 6 months from 13.08.2018	£13,779 p.a.	Reversion 2019
130 Petherton Road Flat 3	Individual(s)	Third Floor – 2 Rooms, Bathroom	38.37 sq m	(413 sq ft)	Assured Shorthold Tenancy for 6 months from 09.10.2018	£10,400 p.a.	Reversion 2019

(1) Not measured by Allsop. Floor area sourced from www.vo.gov.uk

Total £108,158 p.a.

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 G Phillips Esq, Solomon Taylor & Shaw. Tel: 0207 431 1912 e-mail: gary@solts.co.uk

