

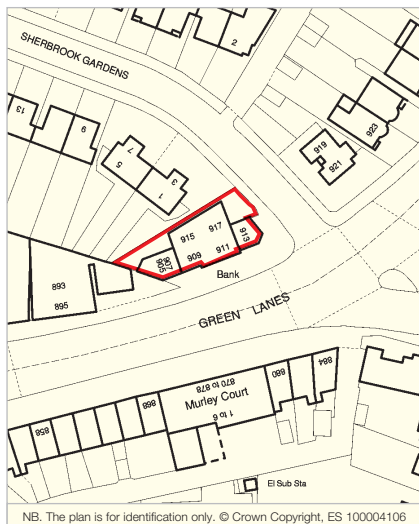
London N21

905/917 (odd)
Green Lanes
Winchmore Hill
N21 2QP

- Freehold Unbroken Estate Agent, Office and Residential Investment
- Presently provides an accountants office and estate agent with two self-contained flats above
- Popular North London area
- Rent Review 2016
- Reversions 2015
- Total Current Rents Reserved **£60,900 pa ⁽¹⁾**

On the Instructions of Trustees

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Winchmore Hill is a popular North London District situated some 9 miles from Central London and just south of Enfield and the M25. The property is situated on the west side of Green Lanes (A105) at its junction with Sherbrook Gardens. The area immediately to the rear is residential and there is a parade of shops opposite. Occupiers close by include Ladbrokes, Hilltop Motors (adjacent), The London Home Cinema Company and Pioneer amongst others.

Description
The property is arranged on ground and one upper floor to provide a detached property comprising an estate agents office and premises presently used by a chartered accountant.

The first floor comprises two self-contained flats which are approached via a communal staircase and walkway which are accessed from Sherbrook Gardens. We understand that the flats have been recently refurbished.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
905-907	Graeme Davis (www.graemebruce.co.uk) (sub-let to Impact Breakers & Attachments Ltd) (www.impactequipment.co.uk)	Gross Frontage 5.09 m Net Frontage 2.39 m Shop & Built Depth 6.06 m Ground Floor 28.80 sq m	(16' 8") (7' 10") (19' 10") (310 sq ft)	10 years from 15.05.2005 Rent review in the 5th year FR & I as to the demise but no obligation to contribute to any common expenditure or the exterior	£7,500 p.a. Reversion May 2015
907-911	Graeme Davis (www.graemebruce.co.uk)	Gross Frontage 14.12 m Net Frontage 6.13 m Shop Depth 6.18 m Built Depth 10.86 m Ground Floor 128.60 sq m	(46' 4") (20' 2") (20' 4") (35' 7") (1,384 sq ft)	10 years from 15.05.2005 Rent review in the 5th year FR & I as to the demise but no obligation to contribute to any common expenditure or the exterior	£19,000 p.a. Reversion May 2015
913	Paul Mason (t/a Addison Townends) (www.addisontownends.co.uk)	Gross Frontage 5.29 m Net Frontage 4.27 m Shop Depth 6.10 m Built Depth 7.05 m Ground Floor 29.85 sq m	(17' 4") (14') (20') (23' 2") (321 sq ft)	8 years from 25.03.2012 Rent review in the 4th year FR & I as to the demise and service charge recovery for common parts and exterior	£11,000 p.a. Rent Review March 2016
Flat 915	2 Individuals	First Floor Flat – 3 Rooms, Kitchen and Bathroom 55.75 sq m	(600 sq ft)	Assured Shorthold Tenancy for 12 months from 20.06.2014	£12,000 p.a. Reversion June 2015
Flat 917	Individual	First Floor Flat – 3 Rooms, Kitchen and Bathroom 55.75 sq m	(600 sq ft)	Assured Shorthold Tenancy for 12 months from 15.01.2014	£11,400 p.a. (1) Reversion January 2015

(1) The tenant has served notice terminating his tenancy on 14th January 2015.

Total £60,900 p.a. ⁽¹⁾

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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Lee Baron
CHARTERED SURVEYORS