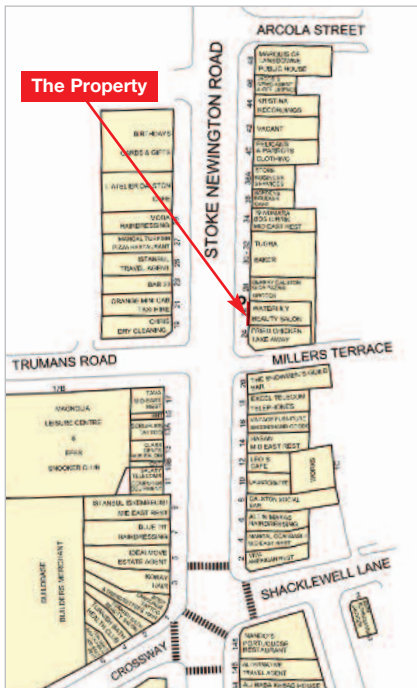


London N16

26 Stoke Newington Road N16 7XJ

- **Virtual Freehold Shop Investment**
- Ground floor and basement t/a Beauty Salon
- Lease expiring 2024
- VAT is not applicable
- Rent Review 2016
- Current Gross Rent Reserved
£15,000 pa



Tenure

Leasehold. Held for a term of 999 years from and including 5th December 2012 at a peppercorn ground rent.

Location

Stoke Newington, a densely populated area, is within the London Borough of Hackney, some 4 miles north-east of Central London. The property is situated on the east side of Stoke Newington Road close to its junction with Millers Terrace. Occupiers close by include Nando's and a variety of local traders.

Description

The property is arranged on basement and ground floor to provide a beauty salon and reception with a further treatment room in the basement. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage Including Entrance	6.40 m	(21' 0")
Net Frontage	5.05 m	(16' 7")
Shop Depth & Built Depth	4.85 m	(15' 11")
Basement	31.20 sq m	(336 sq ft)
Ground Floor	20.70 sq m	(223 sq ft)

Tenancy

The property is at present let to PALMIRA MAKARAVICIENE t/a Waterlily Day Spa for a term of 12 years from 1st May 2012 at a current rent of £15,000 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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