



Tenure

Freehold.

Location

Seven Sisters is a densely populated North London suburb in the borough of Haringey situated 7 miles north of the City and served by the A10 (High Road) and A406 (North Circular Road). Walthamstow to the east, is accessible via the A503 and Green Lanes via the A504 to the west. The property is situated on the east side of High Road, a short walk to the north of Seven Sisters Underground Station (Victoria Line) and close to the junction with West Green Road.

Occupiers close by include Tesco and a number of local traders.

Description

The property is arranged on ground and two upper floors to provide four shop units with two maisonettes above which have been sold off on long leases. There is a yard to the rear of shop 4.

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
Shop 1	Dr Zaman & Mr Ahmed (Chestersway Chicken)	Gross Frontage 4.2 m Net Frontage 3.7 m Shop & Built Depth 20.8 m	(13' 9") (12' 2") (68' 3") 20 years from 08.11.2000 Rent review every 5th year FR & I	£13,500 p.a.	Rent Review 2015
Shop 2	Ms Jaworska (Delicatessen)	Gross Frontage (inc ent) 4.4 m Shop Width (max) 4.2 m Shop & Built Depth 20.5 m	(14' 5") (13' 9") (67' 3") 15 years from 21.05.2014 Rent review every 5th year FR & I	£11,750 p.a.	Rent Review 2019
Shop 3	Mr S Hudaverdi (Café)	Gross Frontage 5.5 m Net Frontage 5.1 m Shop Depth 20.85 m Built Depth 27.75 m	(18' 0") (16' 9") (68' 5") (91' 0") 20 years from 25.03.2015 Fixed Increase in 2017 to £16,250 p.a. and Rent review in 2020 and every 5th year FR & I. Rent Deposit	£15,500 p.a.	Fixed Increase in 2017
Shop 4	Mr Mensah (Hairdressers)	Gross Frontage 3.15 m Net Frontage 2.6 m Built Depth 17.3 m	(10' 4") (8' 6") (56' 9") 10 years from 11.04.2013 Rent review every 5th year FR & I. Rent Deposit	£7,250 p.a.	Rent Review 2018
Flat 252b	Individual	First & Second Floor Maisonette – Not Inspected	99 years from 28.08.1991 Rent increase to £100 in 2024	£75 p.a.	Rent Increase in 2024
Flat 254b	Individual	First & Second Floor Maisonette – Not Inspected	99 years from 28.08.1991 Rent increase to £100 in 2024	£75 p.a.	Rent Increase in 2024

Total £48,150 p.a.

London N15

Units 1-4

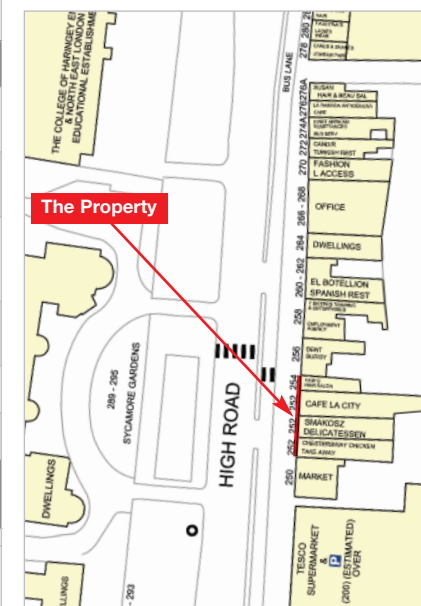
252/254 High Road

Seven Sisters

N15 4AJ

- **Freehold Parade of Shops and Residential Ground Rent Investment**
- Densely populated North London suburb
- Comprises 4 shop units with flats sold off
- No VAT applicable
- Close to Seven Sisters Underground Station
- Total Current Rents Reserved
£48,150 pa
rising to £48,900 pa in 2017

SIX WEEK COMPLETION AVAILABLE



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 P Boodt Esq, Ingram Winter Green. Tel: 0207 845 7400 e-mail: pieterboodt@iwg.co.uk