

London N18

Lands and Buildings at Smarts Place

Edmonton N18 2XA

- **Freehold Ground Rent Investment**
- Expires 2062 (48 years unexpired)
- Let to Land Securities Trillium (Prime) Property GP Ltd
- Site area 0.124 hectares (0.308 acres)
- Valuable Reversion in 2062
- Current Rent Reserved

£500 pa



Tenure
Freehold.

Location
Edmonton forms part of the London Borough of Enfield and is a heavily populated suburb located 7 miles north of Central London. Upper Fore Street forms part of the A1010 and is a major route linking with the A406 (North Circular Road) a short distance to the north and to the M25 motorway. The area is served by numerous bus routes. The property is situated to the rear of Upper Fore Street which is a busy shopping area. Smarts Place runs between NatWest Bank and the Job Centre, the property running north to the rear of the shops as far as Trafalgar Place.

Description
The property comprises a broadly rectangular area of land, together with Smarts Place and provides the service road to the rear of the retail units fronting Upper Fore Street, car parking and also forms the site of two storage buildings and an electricity sub-station.

The property provides the following:
Site Area 0.124 Hectares (0.308 Acres)
Car Parking
Building One
Building Two
Electricity Sub-Station

Tenancy
The entire property is at present let to LAND SECURITIES TRILLIUM (PRIME) PROPERTY GP LTD for a term of 99 years from 25th September 1963 (thus having approximately 48 years unexpired) at a current rent of £500 per annum. The land is subject to various rights to third parties as detailed in the legal pack.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
Allsop are advised by the seller and solicitors that an EPC is not required.

