

London N18

11 Empire Parade Great Cambridge Road Edmonton N18 1AA

- **Freehold Shop and Residential Investment**
- Shop lease expiry 2029
- Approved Planning Permission for development to rear
- Located fronting the busy Great Cambridge Road
- Asset management opportunity
- VAT not applicable
- Shop Rent Review 2014
- Total Current Rents Reserved
£30,320 pa ⁽¹⁾



Tenure
Freehold.

Location
Edmonton lies within the London Borough of Enfield and is located approximately 8.5 miles north of Central London. The area is well connected by road with Great Cambridge Road linking to the A406 North Circular some 0.5 miles to the north. Frequent rail services to London Liverpool Street depart from White Hart Lane Station, approximately 1 mile to the south-east of the property.
The property is situated on the west side of Great Cambridge Road (A10) within a small retail parade known as Empire Parade.
Occupiers close by include a number of local traders and takeaway restaurants.

Description
The property is arranged over ground and two upper floors to provide a ground floor shop unit with residential accommodation at first and second floor levels. The first and second floors are accessed from the rear and comprise 4 rooms, kitchen and bathroom. There is a garage to the rear.

Planning

The property benefits from planning permission approved 30th April 2012 for demolition of garage and erection of a single storey detached building to provide staff room, storage and office space to existing retail unit. Reference Number: TP/11/1539. (www.enfield.gov.uk)

VAT

VAT is not applicable to this lot.

Documents

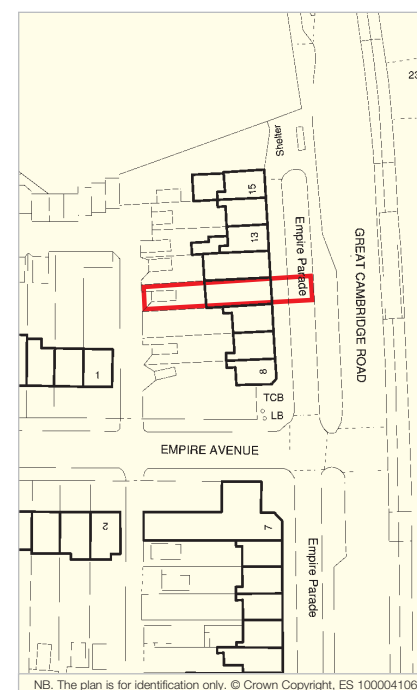
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk
In the subject box of your e-mail, please ensure that you enter
Lot 40 London N18.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Mr Halil Anik (2)	Gross Frontage 5.15 m Net Frontage 4.70 m Shop & Built Depth 13.25 m	(16' 10") (15' 5") (43' 6") 25 years from 22.12.2004 Rent review every 5 years	£16,000 p.a. (1)	Rent Review 2014
First Floor Room 1	Neil McGettigan & Cara O'Rourke	Bedroom	Assured Shorthold Tenancy for a term of 12 months from 16.11.2012	£8,320 p.a. (annualised)	
Second Floor Room 2	Vacant	Bedroom		-	
Second Floor Room 3	Robert Francis & Hubert Horsfield	Bedroom	Assured Shorthold Tenancy for a term of 9 months from 16.09.2012	£6,000 p.a. (annualised)	

(1) The Vendor has agreed a rent concession to £12,000 p.a. This is a verbal agreement only and there is no supporting documentation.
(2) Authorised Guarantee Agreement dated 08.04.2009 – Guarantor Mr Hasan Cam.

Total £30,320 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

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