

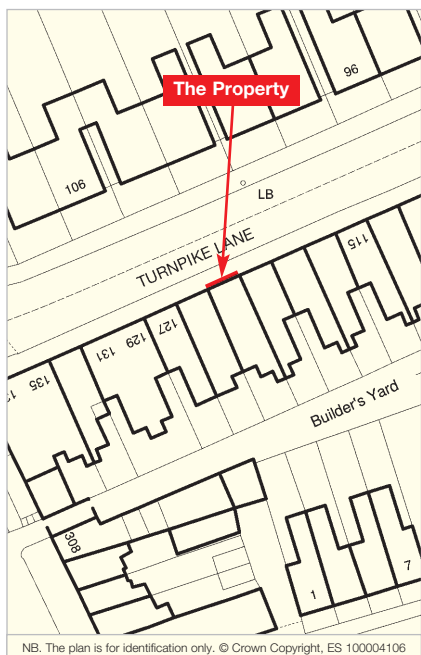
London N8

123 Turnpike Lane N8 0DU

- **Vacant Freehold Shop and Residential Investment**
- Densely populated North London location
- Includes large split level maisonette that may have potential to convert into multiple flats (2)
- ¼ mile from Turnpike Lane Underground Station (Piccadilly Line) and Hornsey Mainline
- May suit owner occupier or investor
- No VAT applicable
- Total Current Rents Reserved

**£19,200 pa
plus Vacant Shop**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Turnpike Lane (A804) is a busy east-west cosmopolitan shopping street situated within the London Borough of Haringey, 5 miles north of Central London. The area benefits from Underground services via Turnpike Lane Underground Station (Piccadilly Line), ¼ mile to the east of the property, and Mainline Rail services via Hornsey Rail Station, ¼ mile to the south-west of the property.

The property is situated on the southern side of Turnpike Lane close to the junction with Hornsey Park Road, a short distance walk to the west of the Tube Station.

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

Description

The property is arranged on ground and two upper floors to provide a vacant shop on the ground floor unit with a large self-contained first and second floor maisonette which is accessed from the front.

VAT

VAT is not applicable to this lot.

Planning

(2) The maisonette may have potential for conversion into multiple flats, subject to obtaining all the necessary planning and other consents (all enquiries www.haringey.gov.uk).

Documents

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

Energy Performance Certificate

Range from EPC Rating 59-72 Bands C (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
123	Vacant	Gross Frontage 5.30 m (17' 5") Net Frontage 3.60 m (11' 9") Shop Depth 13.65 m (44' 9") Built Depth 21.80 m (71' 6") Ground Floor 88 sq m (947 sq ft)	Vacant	-	
123a	Individuals	First and Second Floor Maisonette comprising Four Rooms, Kitchen and Bathroom (1)	2 month Assured Shorthold Tenancy from 08.10.2012 at a monthly rent of £1,600 pcm. Rent Deposit £1,600	£19,200 (Annualised)	Holding Over

(1) Not inspected by Allsop, accommodation details provided by the Vendor.

**Total £19,200 p.a.
Plus Vacant Shop**

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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