LOT 32

596 HIGH ROAD, TOTTENHAM, N17 9TA
LONG LEASEHOLD COMMERCIAL INVESTMENT

LOCATION & DESCRIPTION
A ground floor shop and basement forming part of an end of terrace property on the east side of the High Road close to Aldi and other local traders serving the surrounding residential area. Bruce Grove overground station is within ¼ mile and the new Tottenham Hotspur stadium is about ½ mile away.

ACCOMMODATION
Ground Floor: 410 sq ft (38 sq m), WC
Basement: 450 sq ft (41.8 sq m)
Let on a repairing and insuring lease to Hali Kara (trading as a Halal Butcher) for 20 years from 24.06.2015 at £17,500 p.a. Rent Reviews 2021 and 4 yearly.

EQUIVALENT TO £17,500 p.a.

LEASE DETAILS
999 years from 2012 at a peppercorn

NOTE
VAT is payable

EPC RATING: G

NOT TO SCALE FOR INFORMATION ONLY © ES1000004608

*GUIDE PRICE: £240,000 - £250,000

LOT 33

52 - 54 HIGH STREET, BARNET, HERTFORDSHIRE, EN5 5SJ
FREEHOLD COMMERCIAL INVESTMENT

LOCATION & DESCRIPTION
A pair of intercommunicating properties arranged as a ground floor shop with sold off flats, within a Grade II listed building forming part of a local retail parade. On the east side of Barnet High Street close to its junction with Park Road and within the Wood Street conservation area, approximately ⅓ mile north of High Barnet underground station (Northern line), with Barnet College close by. Other retailers within the parade include Tesco Express, Londis and Domino Pizza.

The upper parts comprise two flats which have been sold off on long leases. To the rear and accessed via Park Road are off road parking/loading facilities.

ACCOMMODATION

Flat 52A	Sold on a 125 year lease from March 2017 at £150 p.a.		
Flat 54A	Sold on a 125 year lease from March 2017 at £250 p.a.		
Ground Floor:	Retail Area:	940 sq ft	(87.36 sq m)
	Storage:	230 sq ft	(21.37 sq m)
	Total:	1,170 sq ft	(108.73 sq m)

SUBJECT TO A 5 YEAR LEASE FROM MARCH 2017 PRODUCING THE EQUIVALENT OF £22,400 p.a.

EPC RATING: C

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*GUIDE PRICE: £300,000 plus

STRETTONS
EST 1931