

LOT
34

Palace Mansions, 494-522 Muswell Hill Broadway Muswell Hill, London N10 1BT

By Order of The Executors



First time on the market for over 50 years. An attractive and rarely available unbroken parade of seven lock-up shop units, seven self-contained mansion flats (four sold on lease, three let) and four lock-up garages located in the Muswell Hill Conservation Area. **Investment let at £176,465 per annum.**

Tenure

Freehold.

Location

- Muswell Hill is a desirable and affluent suburb of North London with a population of some 27,000
- The property is prominently situated on the junction of Muswell Hill Broadway and Muswell Road in the Muswell Hill Conservation Area
- An excellent selection of shopping facilities is available locally on The Broadway, along with various cafés, bars and restaurants that serve the surrounding residential population
- Recreational facilities can be found close by at Alexandra Park and Alexandra Palace, whilst Highgate Wood and Queen's Wood are also a short distance away
- Nearby transport links are available via the A504 and A406

Highgate (Northern Line)

Alexandra Palace

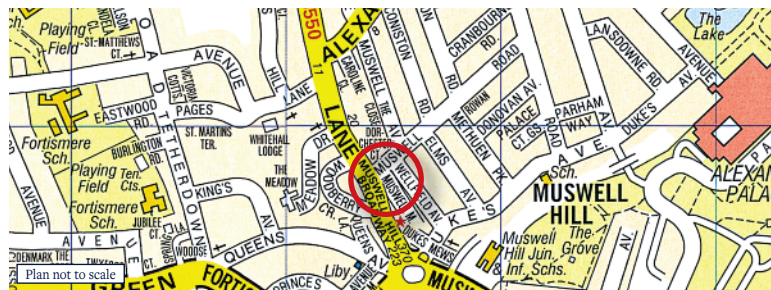
Description

- A late 19th century purpose built block
- Unbroken parade
- 7 lock-up shops with basements
- 7 mansion flats
- Communal entrance
- 4 lock-up garages
- Conservation Area location
- Communal gardens

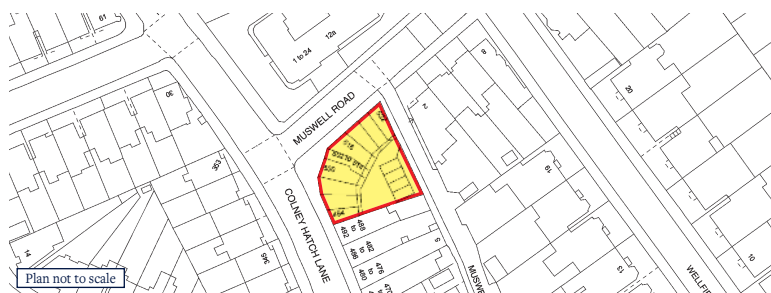
Total Current Rent £176,465 per annum

Viewing

Please refer to our website savills.co.uk/auctions



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Accommodation and Tenancies

Unit	Floor	Accommodation	Lessee/Trade	Lease Terms	Annual Rent
494	Ground Floor	Shop	Hairdressers	12 years from 25th December 2011	£15,000
496	Ground Floor	Shop	Newsagent	7 years from 4th March 2003	£14,000
498	Ground Floor	Shop	Nail Bar	7 years from 25th December 2014	£15,000
500	Ground Floor & Basement	Shop	J Rose (Estate Agent)	10 years from 25th March 2011	£27,000
502	Basement	Flat – 2 Rooms, Kitchen, Bathroom/WC		99 years from 13th July 1987	£50
504	First Floor	Flat – 4 Rooms, Kitchen, Bathroom/WC		189 years from 25th March 1990	NIL
506	First Floor	Flat – 4 Rooms, Kitchen, Bathroom/WC		Assured Shorthold Tenancy	£20,016
508	First Floor	Flat – 4 Rooms, Kitchen, Bathroom/WC		Protected Tenancy	£11,308
510	Second Floor	Flat – 4 Rooms, Kitchen, Bathroom/WC		99 years from 23rd June 1988	£75
512	Second Floor	Flat – 4 Rooms, Kitchen, Bathroom/WC		Protected Tenancy	£10,536
514	Second Floor	Flat – 4 Rooms, Kitchen, Bathroom/WC		189 years from 16th April 1982	NIL
516	Ground Floor	Shop	Designers	8 years from 24th June 2006	£20,000
518	Ground Floor	Shop	Dry Cleaners	7 years from 12th February 2015	£14,000
520 & 522	Ground Floor	Double Shop	Café	7 years from 25th December 2015	£25,000
Garage 1				Quarterly	£1,120
Garage 2				Quarterly	£1,120
Garage 3				Quarterly	£1,120
Garage 4				Quarterly	£1,120
				Total	£176,465

Note
Please note rent reviews are outstanding on several of the shops.