For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)





Freehold Retail and Residential Investment

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### **Property Information**

Freehold Retail and Residenti	al Investment	Location			
Entirely let to tenant trading as Ki	noai Cafe	Miles	1 mile south-west of Muswell Hill, 1.5 miles west of Highgate, 5		
Includes separately accessed 4     floors accessed from the front	bed maisonette on first, second and third	Roads	miles north of Central London A1, A103, A109, A1201, A503		
• Lease expires March 2042 (subj	ect to option)	Rail	Highgate (Northern Line), Crouch Hill Rail (Overground), Hornsey Train Station		
• Rent Review in 2027 and 5-yearl	y thereafter				
• Tenant trading in this location for	about 18 years	Air	London City Airport		
VAT-free investment					
• Fashionable and Affluent North L	ondon suburb	Situation			
restaurants and cafés ot Auction 27th March 2024		Crouch End is an affluent and fasionable North London suburb approximately 5 miles north of Central London. The property is situated on the south side of Topsfield Parade, at its junction with the busy Park Road (A1201). Nearby occupiers include Waitrose, M&S Simply Food, Tesco Express, Gail's Bakery Boots the Chemist, Costa and a number of independent restaurants and cafés			
Rent £47,000 per Annum Exclusive	Status Available	Tenure			
Sector High Street Retail/Residential	Auction Venue Live Streamed Auction	Freehold.			
		EPC			
		Band E			

#### Description

The property comprises a vietnamese restaurant arranged on the ground floor with a separately accessed 4 bed maisonette (5 rooms, 2 kitchens, 2 wc's/shower rooms) arranged on the first, second and third floors accessed from the front.

#### VAT

VAT is not applicable to this lot.

#### **Completion Period**

Six Week Completion

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### **Tenancy & Accommodation**

Floor	Use		Floor Areas Approx sq ft		Term	Rent p.a.x.	Rent Reviews
Ground First Second Third	Restaurant/Ancillary Residential - 5 rooms (4 bedrooms, 2 kitchens, 2 wc's/shower rooms)	66.58 49.12 41.28 29.13		H. N. PHAM & K. V. HUYNH (t/a Khoai Cafe) (1)	20 years from 11/03/2022 (2) on a full repairing and insuring lease	£47,000	11/03/2027 and five yearly thereafter
Total		186.11	(2,003)			£47,000	

(1) Khoai Cafe is an authentic, family-run Vietnamese Restaurant that has been trading since 2006 (www.facebook.com/khoaicafe22).(2) The lease is subject to a tenant option to determine on 11/03/2032.

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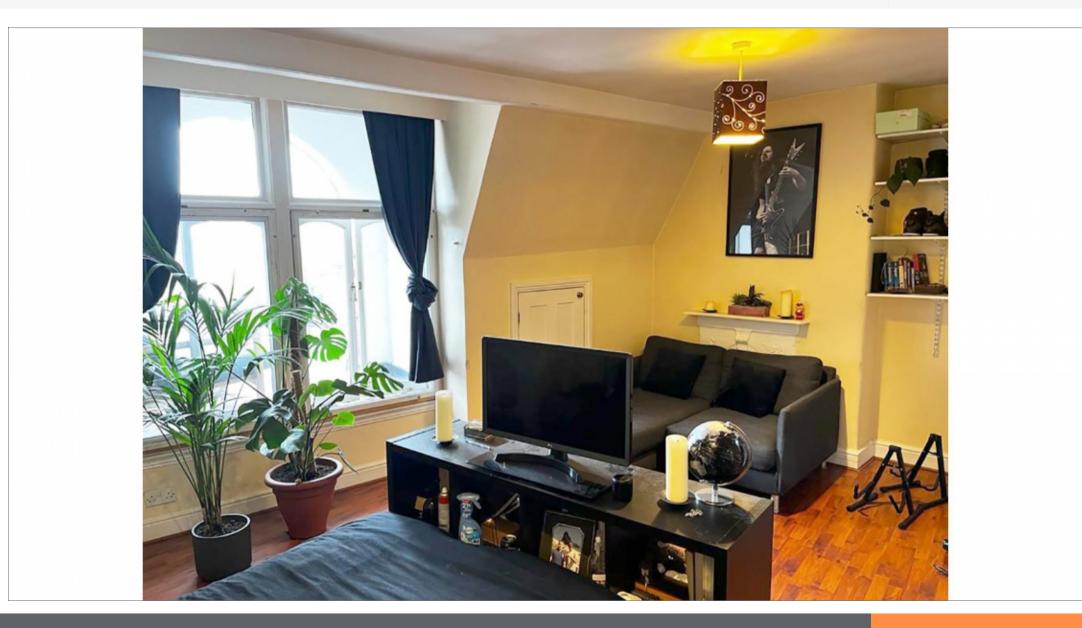




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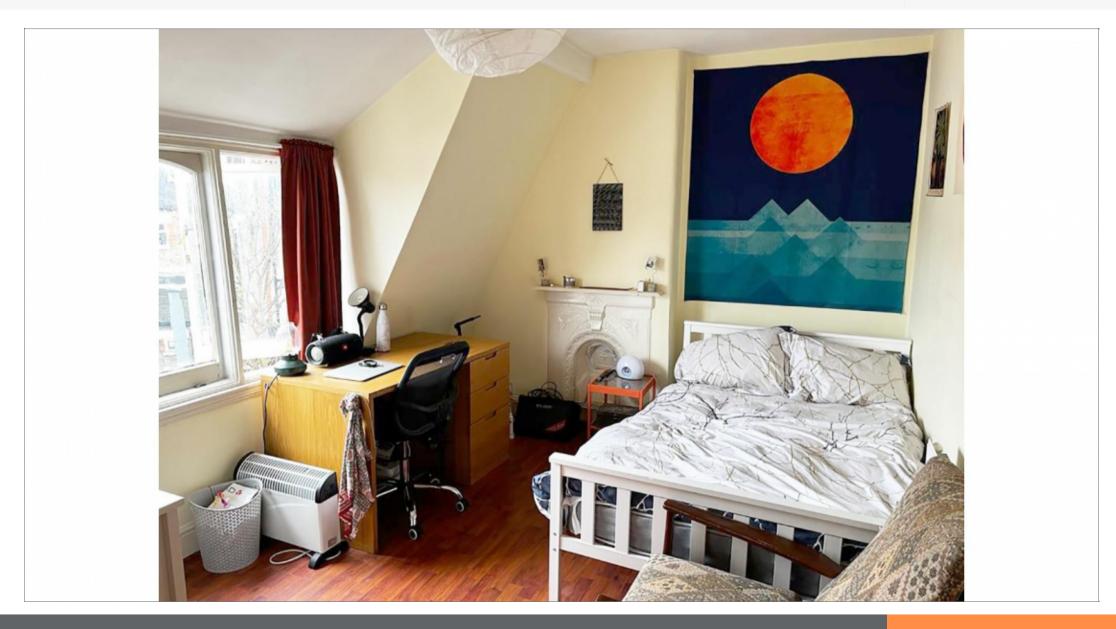




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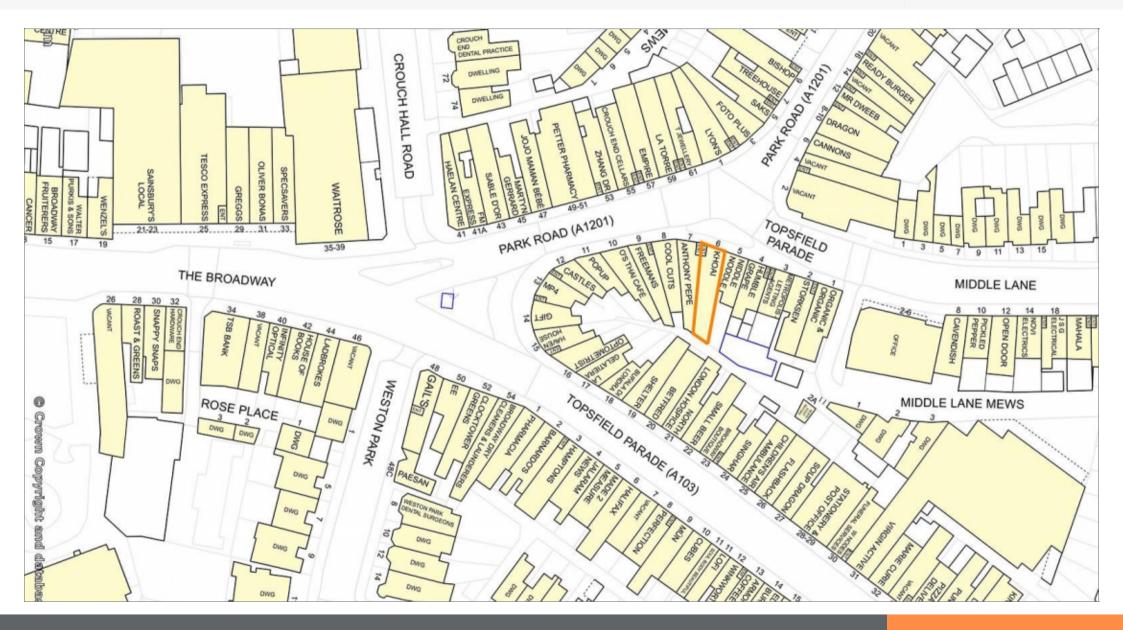




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### Contacts

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