

# Lot 2, 6 Topsfield Parade, Crouch End, London,

**N8 8PR**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 2, 6 Topsfield Parade, Crouch End, London,

## N8 8PR

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail and Residential Investment

- Entirely let to tenant trading as Khoai Cafe
- Includes separately accessed 4 bed maisonette on first, second and third floors accessed from the front
- Lease expires March 2042 (subject to option)
- Rent Review in 2027 and 5-yearly thereafter
- Tenant trading in this location for about 18 years
- VAT-free investment
- Fashionable and Affluent North London suburb
- 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

#### Lot

2

#### Auction

27th March 2024

#### Rent

£47,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

1 mile south-west of Muswell Hill, 1.5 miles west of Highgate, 5 miles north of Central London

#### Roads

A1, A103, A109, A1201, A503

#### Rail

Highgate (Northern Line), Crouch Hill Rail (Overground), Hornsey Train Station

#### Air

London City Airport

### Situation

Crouch End is an affluent and fashionable 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.

### Tenure

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

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 2, 6 Topsfield Parade, Crouch End, London,

## N8 8PR

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Restaurant/Ancillary	66.58	(716)	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
First	Residential - 5 rooms (4 bedrooms, 2 kitchens, 2 wc's/shower rooms)	49.12	(529)				
Second		41.28	(444)				
Third		29.13	(314)				
<b>Total</b>		<b>186.11</b>	<b>(2,003)</b>			<b>£47,000</b>	

(1) Khoai Cafe is an authentic, family-run Vietnamese Restaurant that has been trading since 2006 ([www.facebook.com/khoaicafe22](http://www.facebook.com/khoaicafe22)).

(2) The lease is subject to a tenant option to determine on 11/03/2032.

# Lot 2, 6 Topsfield Parade, Crouch End, London,

**N8 8PR**

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



# Lot 2, 6 Topsfield Parade, Crouch End, London,

**N8 8PR**

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



# Lot 2, 6 Topsfield Parade, Crouch End, London,

**N8 8PR**

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



# Lot 2, 6 Topsfield Parade, Crouch End, London,

**N8 8PR**

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



# Lot 2, 6 Topsfield Parade, Crouch End, London,

**N8 8PR**

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







# Lot 2, 6 Topsfield Parade, Crouch End, London,

## N8 8PR

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



## Contacts

### Acuitus

#### David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

#### Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

#### BSG Solicitors LLP

314 Regents Park Road, Finchley

London

N3 2JX

#### Jeremy Swerner

+44 (0)20 8343 4411

[jeremy@bsgsolicitors.com](mailto:jeremy@bsgsolicitors.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020