For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)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

DISCLAIMER

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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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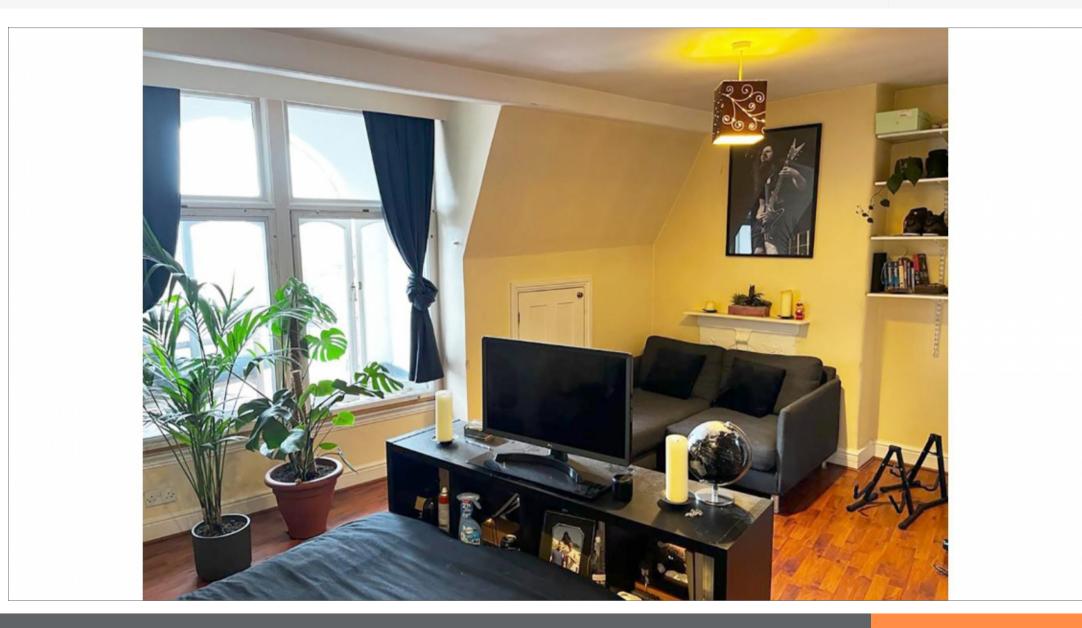




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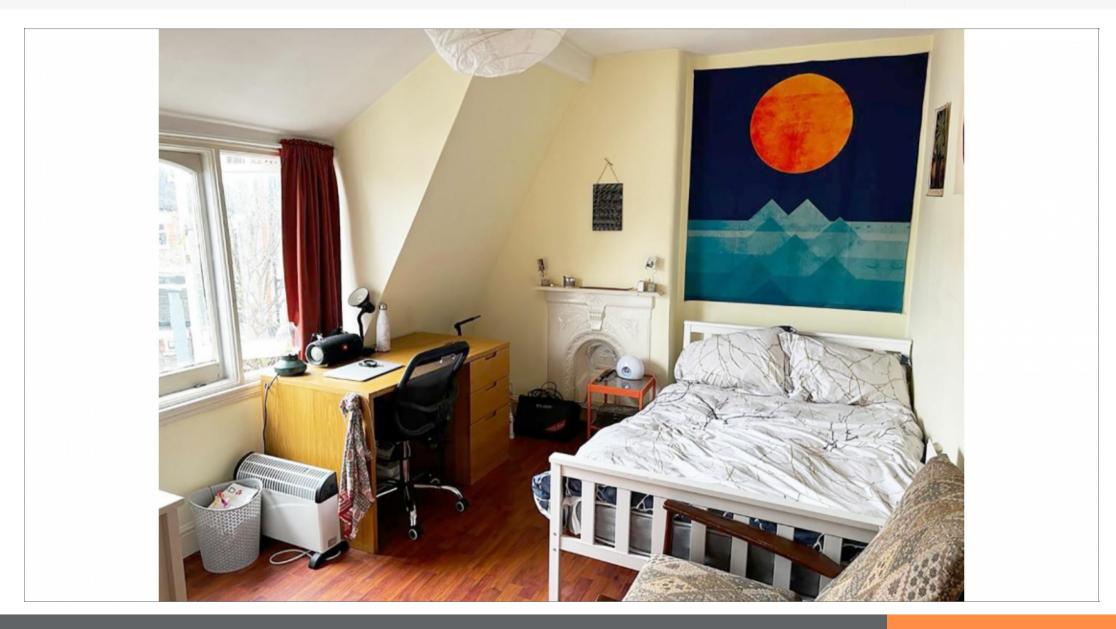




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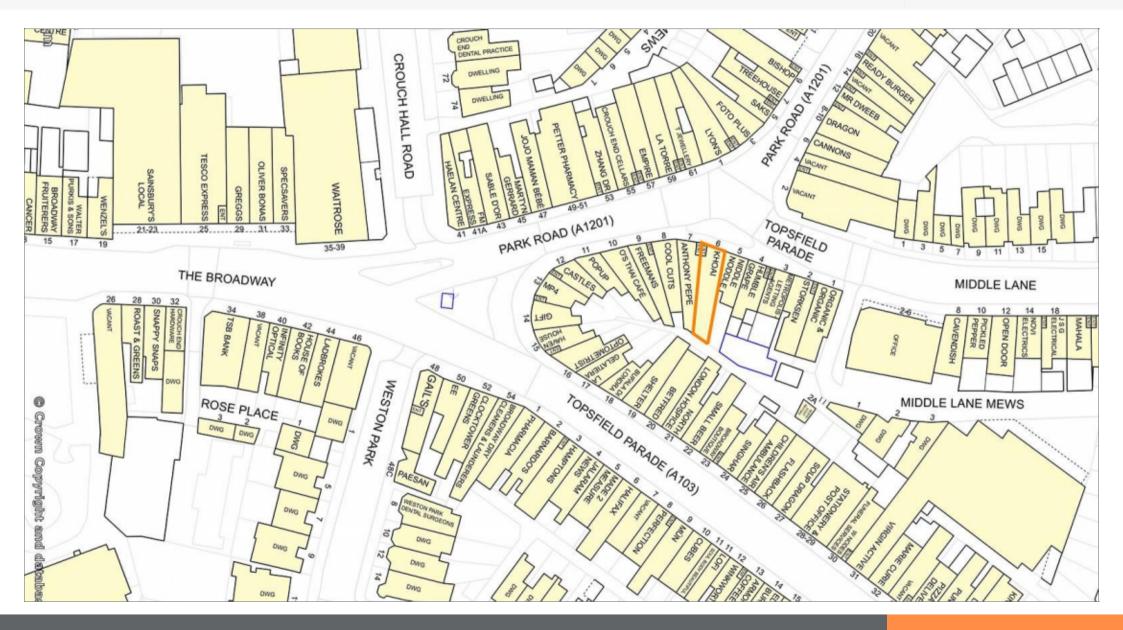




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