

# Lot 6, 4 South Grove, Highgate, London, N6 6BS

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Restaurant/Residential Investment

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

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## Property Information

### Freehold Restaurant/Residential Investment

- Entirely let to Indian restaurant t/a Namaaste until October 2026
- Includes 2 bed flat on second floor
- Future potential to separate upper floors from ground floor
- Low passing rent - rent unchanged since lease commencement in 2011
- Highly prominent location at junction of Highgate High Street in affluent North London suburb
- Popular location for pubs and restaurants close to Hampstead Heath
- In the same ownership for over 75 years
- VAT free investment

#### Lot

6

#### Auction

15th May 2025

#### Rent

£54,750 per Annum Exclusive

#### Status

Available

#### Sector

Restaurant, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2 miles north of Hampstead, 2 miles south of Muswell Hill, 4 miles north of Central London

#### Roads

A1, M1, A406

#### Rail

Highgate, Archway Underground Station (Northern Line)

#### Air

London Heathrow Airport, London Luton Airport

### Situation

Highgate is a highly affluent and popular residential North London suburb. The property is prominently situated at the junction of Highgate High Street and South Grove, overlooking Pond Square. The High Street is home to many independent and well known pubs including the Gatehouse, The Red Lion & Sun, Prince of Wales, The Angel as well as several boutique shops and restaurants. Other nearby occupiers include Gails, Caffè Nero, Urban Baristas, Tesco and Pizza Express.

### Tenure

Freehold.

### Description

The Grade II listed property comprises a substantial restaurant arranged over ground, basement and first floors together with a 2 bed flat on the second floor. Externally, the property benefits from terraced seating to the front.

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

### Completion Period

24th June 2025.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Restaurant	99.23	(1,068)	REGENT PARK GRILLS LIMITED t/a Namaaste	15 years from 05/10/2011	£54,750
Basement	Ancillary	54.26	(584)			
First	Ancillary	86.75	(933)			
Second	Residential - 2 bed flat	61.38	(661)			
<b>Total</b>		<b>301.62</b>	<b>(3,246)</b>			<b>£54,750</b>

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

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2024