

**Lot 8, 197 Muswell Hill Broadway and 197a & 197b Avenue Mews, Muswell Hill, London,
N10 3RS**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Prime Freehold Retail and Residential Investment in Prosperous North London Suburb

www.acuitus.co.uk

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Property Information

Prime Freehold Retail and Residential Investment in Prosperous North London Suburb

- First class trading location in affluent North London suburb
- Shop trading as Pret A Manger let until August 2037 (subject to option)
- Separately accessed residential accommodation above (1 x 1 bed flat and 1 x 3 bed maisonette) let on two AST's
- Low residential rents
- Nearby occupiers include M&S Simply Food, Little Waitrose, Starbucks, White Stuff, JoJo Maman Bebe, Space NK, Pizza Express, Boots The Chemist, Costa and JD Wetherspoon
- VAT free investment

Lot

8

Auction

15th May 2025

Rent

£103,800 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

6 miles north of Central London

Roads

A1, A504, A406

Rail

Highgate Underground Station, Homsey Railway Station

Air

London Heathrow Airport, London Luton Airport

Situation

Muswell Hill is a highly affluent North London suburb situated 6 miles north of Central London, between Alexandra Palace and Hampstead. The property is prominently situated on the north side of Muswell Hill Broadway, very close to its junction with Muswell Hill Roundabout. Nearby occupiers include M&S Simply Food, Starbucks, White Stuff, JoJo Maman Bebe, Space NK, Pizza Express, Boots The Chemist, Costa and JD Wetherspoon

Tenure

Freehold.

Description

The property comprises a ground floor shop, together with a one bed flat on the first floor and a large three bedroom maisonette on the second and third floors. The residential accommodation is accessed separately from the rear via Avenue Mews.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	103.56	(1,114)	CAREBROOK LIMITED t/a Pret A Manger (1)	15 years from and including 17/08/2022 (2)	£60,000	17/08/2027 and 5 yearly
First (197b Avenue Mews)	1 bed flat	50.17	(540)	TWO INDIVIDUALS	2 year AST from 08/12/2023 until 07/12/2025 at £1,550 pcm	£18,600	-
Second/Third (197a Avenue Mews)	3 double beds, reception, kitchen, bathroom and WC	133.50	(1,436)	TWO INDIVIDUALS	26 month AST until 19/03/2026 at £2,100 pcm	£25,200	-
Total		287.23	(3,090)			£103,800	

(1) Carebrook Limited is a Pret A Manger franchisee established in 1995 currently operating 20 stores in the UK and Ireland with 8 more due to open this year (www.carebrook.teamtailor.com). Their Pret A Manger branches include Kilburn, Walthamstow, Finchley Road, West Hampstead (recently opened), Belsize Park, Camden Town and Golders Green. For the year ending 28/03/2024, Carebrook Limited reported a turnover of £18,728,206, a pre-tax profit of £1,174,453 and a net worth of £1,772,502 (NorthRow 07/04/2025).

(2) The lease provides a tenant option to determine on 17/08/2027.

(3) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)and the residential areas are Gross Internal.

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197b Avenue Mews

2nd Floor



3rd Floor



197a Avenue Mews

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2024