

lot 35

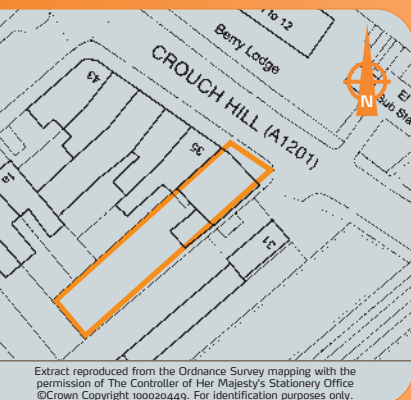
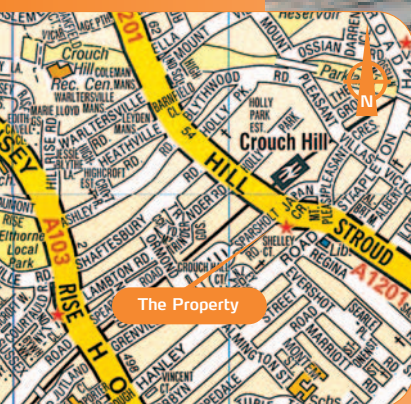
## 33 Crouch Hill London N4 4AP

Rent  
**£52,138**  
per annum  
exclusive  
with One Flat  
to be Let

Freehold Day Nursery and Residential  
Investment

- Part Let to Asquith Nurseries Limited until 2022 (subject to options)
- Includes six residential flats (One Vacant & Two Let)

- Redevelopment potential (subject to consents)
- 900 metres west of Finsbury Park
- Opposite Crouch Hill Railway Station



### Location

Miles: 900 metres west of Finsbury Park  
2 miles north of Islington  
4 miles north of the City of London  
Roads: A1, A503, A10, A406  
Rail: Crouch Hill Rail (London Overground)  
Air: City Airport

### Situation

The property is situated in a popular residential location on the west side of Crouch Hill (A1201) close to the junction with Trinder Road. Crouch Hill is located between the A10 and the A1 which are the main arterial routes through North London to the City and West End. Crouch Hill Railway Station is opposite the property.

### Description

The property is a substantial and attractive period building comprising a DAY NURSERY on the basement and ground floor with THREE STUDIO FLATS on the first floor and THREE STUDIO FLATS on the second floor. The property may be suitable for redevelopment of the upper parts subject to gaining the necessary planning consents.

### Tenure

Freehold.

### VAT

VAT is not applicable on this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Day Nursery	51.55 sq m	(555 sq ft)	<b>ASQUITH NURSERIES LIMITED (1)</b>	25 years from 01/03/1997 until 2022 on a full repairing and insuring lease (1)(2)	£18,250	2012 and 2017.
Ground	Day Nursery	69.29 sq m	(746 sq ft)				
First	Flat 1 (Studio)	18.58 sq m	(200 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy, currently holding over	£6,720	
	Flat 2 (Studio)	27.12 sq m	(292 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy, currently holding over	£7,228	
	Flat 3 (Studio)	18.58 sq m	(200 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy, currently holding over	£7,200	
Second	Flat 4 (Studio)	18.58 sq m	(200 sq ft)	<b>VACANT</b>	Vacant Possession	–	
	Flat 5 (Studio)	27.12 sq m	(292 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy, currently holding over	£6,760	
	Flat 6 (Studio)	18.58 sq m	(200 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy, currently holding over	£5,980	
<b>Totals</b>		<b>249.40 sq m</b>	<b>(2,685 sq ft)</b>			<b>£52,138</b>	

(1) Asquith Nurseries Ltd is the UK's leading provider of premium childcare and education for the under 5s. The company have more than 80 day nurseries and crèches across the country.  
(2) The lease provides for a tenant's option to determine the lease on the 15th and 20th anniversaries of the term on giving six months' written notice.

### For further details please contact:

**John Mehtab**  
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.  
Email: john.mehtab@acuitus.co.uk

**Harry Woolley**  
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.  
Email: harry.woolley@acuitus.co.uk  
**www.acuitus.co.uk**

### Solicitors:

**Clifford Harris & Co**  
51 Welbeck Street, London W1G 9BG.  
Tel: +44 (0)20 7486 0031 Fax: +44 (0)20 7486 3333.  
Email: ms@cliffordharris.co.uk  
Ref: Martin Selwood & Astrid Hand.