

## 50 Newington Green Stoke Newington, London, N16 9PX

lot 1

### Freehold Retail and Residential Investment

- Retail unit let to Boots UK Limited
- Popular North London Location
- Two residential flats on upper floors
- Six Week Completion

Rent  
£15,200  
per annum  
exclusive



On behalf of Joint LPA  
Receivers, Philip Matthews  
and Edward Starling

#### Location

Miles: 4 miles north-east of Central London  
Roads: A1, A105, A10  
Rail: Canonbury Overground (0.25 miles),  
Dalston Junction Overground (0.5 miles) and  
Highbury & Islington Tube (0.5 miles)  
Air: London City, Stansted, Heathrow, Gatwick and Luton Airports

#### Situation

The property is situated in a prominent location on the western side of Newington Green, close to its junction with Green Lanes (A105). Nearby occupiers include William Hill, Ladbrokes and a number of independent retailers.

#### Description

The property, a mid terrace brick building, comprises a ground floor retail unit with ancillary/storage accommodation and two residential flats on the first and second floors.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversions
Ground	Retail	77.45 sq m (834 sq ft)	<b>BOOTS UK LIMITED (1)</b>	15 years from 02/07/2001 on a full repairing and insuring lease (2)	£15,000	02/07/2016
First	Residential	Not measured	<b>TURNER PROPERTIES LIMITED (3)</b>	999 year lease from 29/09/2006	£100	29/09/3005
Second	Residential	Not measured	<b>INDIVIDUAL (3)</b>	999 year lease from 29/09/2006	£100	29/09/3005
<b>Totals</b>		<b>77.45 sq m (834 sq ft)</b>			<b>£15,200</b>	

(1) For the year ending 31st March 2012, Boots UK Limited reported a turnover of £6,354,000,000, pre-tax profits of £240,000,000 and a total net worth of £234,000,000. (Source: www.riskdisk.com 27/03/2013)

(2) The lease is subject to a schedule of condition.

(3) Statutory Section 5B Notices have been served on all residential tenants – See Legal Pack for further details.

#### For further details please contact:

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#### Solicitors:

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