

lot 43

56, 58 & 60 West Green Road Tottenham, London N15 5NR

Rent
£26,500
per annum
exclusive

Virtual Freehold Retail Investment

- Tenants trading as Kin Performance Fashion Jewellery, Headmasters Barbers and Eden Store
- Asset Management opportunities including lease renewal negotiations

- Busy trading position close to Seven Sisters tube and Tottenham High Road
- To be offered as one lot
- VAT-free investment



Location

Miles: 7 miles north of the City of London and London's West End
Roads: A10, A406 (North Circular), A503
Rail: Seven Sisters and South Tottenham Underground and Railway Stations
Air: London City and Heathrow Airports

Situation

Tottenham is a North London suburb situated 7 miles north of the City of London. The property is prominently situated on West Green Road, in a busy trading position close to its junction with Beaconsfield Road and a short walk from Seven Sisters Road (A503) and Tottenham High Road (A10). Seven Sisters tube station is located a short walk away.

Nearby retailers include Sainsbury's Local, Costa, Betfred, William Hill, Paddy Power and a number of local operators.

Description

The property comprises three retail units each arranged on the ground floor only, forming part of a larger building.

Tenure

Long Leasehold for a term of 999 years from 29th September 1997 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground (56 West Green Road)	Retail/ Ancillary	33.16 sq m	(357 sq ft)	J DDIER-IGILIMA on assignment (t/a Kin Performance Fashion Jewellery)	12 years from 25/03/2002 on a full repairing and insuring lease	£8,500	(24/03/2014) Holding over
Ground (58 West Green Road)	Retail/ Ancillary	46.45 sq m	(500 sq ft)	J OKPABI & B RAYMOND (t/a Head Masters Unisex Haircuts)	16 years from 25/12/1992 on a full repairing and insuring lease	£8,000	(24/12/2008) Holding over
Ground (60 West Green Road)	Retail/ Ancillary	62.52 sq m	(673 sq ft)	O KOYALODI (t/a Eden Store)	15 years from 20/06/2003 on a full repairing and insuring lease	£10,000	20/06/2012 (19/06/2015)
Totals		142.13 sq m	(1,530 sq ft)			£26,500	

For further details please contact:

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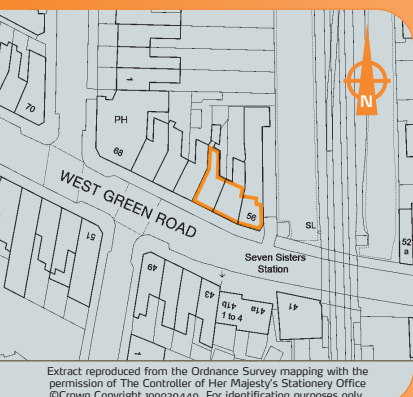
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