

lot 14

Rent
£54,000
per annum
exclusive

12/12A South Grove & 108/108A Swains Lane Highgate Village, London N6 6BJ

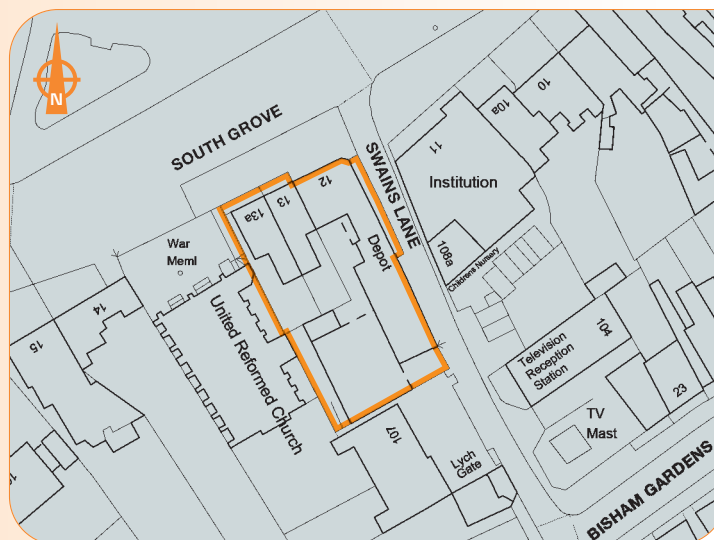
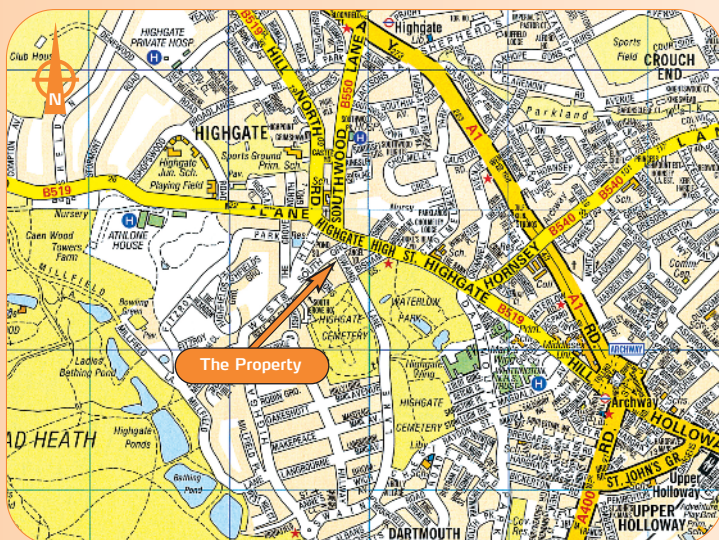
A Rare Freehold Office, Residential,
Children's Nursery and Warehouse
Investment with Part Vacant Possession

- Prominent corner position in centre of affluent North London suburb
- Situated close to Highgate High Street, Hampstead Heath and Kenwood

- Total approximate floor area 486.9 sq m (5,242 sq ft)
- Vacant possession of residential maisonette and office
- Residential conversion potential subject to consents

On Behalf of
Executor Trustees





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Location

Miles: 4.5 miles north of London's West End
0.25 mile east of Hampstead Heath
Roads: B519, A1, A406 (North Circular)
Rail: Highgate and Archway Underground Stations (Northern Line)
Air: London Heathrow, London City

Situation

The property occupies a prominent corner position at the junction of South Grove and Swains Lane directly opposite Pond Square in a highly affluent residential area. Strada, Café Rouge, Cotes and Zizzi restaurants are all situated nearby.

Description

The property comprises self-contained ground and lower ground floor office and ancillary accommodation fronting South Grove with an adjoining D1 premises currently used as a Children's nursery together with a single storey warehouse to the rear of 108A Swains Lane accessed from Swains Lane. In addition, there is a self-contained four bedroom maisonette at first and second floor levels (12A South Grove) also accessed from Swains Lane.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Tel: +44 (0)20 7034 4858 or Stephen Graham. Tel: +44 (0)20 8374 1144

Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
12 South Grove	Ground Lower Ground (incl. small rear garden)	Office and Ancillary Accommodation	51.6 sq m 16.8 sq m	(556 sq ft) (181 sq ft)	VACANT POSSESSION			
12A South Grove	Ground First Second	Entrance Hall 3 Rooms, Kitchen, Bathroom 2 Bedrooms, 2 Bathrooms (One En-Suite)	4.8 sq m 64.5 sq m 57.2 sq m	(52 sq ft) (694 sq ft) (616 sq ft)	VACANT POSSESSION			
108A Swains Lane	Ground	Storage of Private Motor Cars	165.8 sq m	(1,785 sq ft)	GOLDSCHMIDT & HOWLAND LIMITED	5 years from 14/11/2012 (1)	£24,000	(14/11/2017)
108 Swains Lane	Ground & Small Garden	Children's Nursery Entrance Lobby	120.6 sq.m 5.6 sq m	(1,298 sq ft) (60 sq ft)	LITTLE RACCOONS NURSERY LIMITED	10 years from 07/09/2012 (2)	£30,000	07/09/2017
Totals			486.9 sq m (5,242 sq ft)				£54,000	

(1) The lease contains a mutual option to determine at any time upon no less than 3 months' notice and a tenant option to determine at any time with like notice in specific circumstances.
(2) The lease contains a tenant's option to determine on the fifth anniversary of the term subject to six months' prior notice. There is a limited personal guarantee and a rent deposit.

For further details please contact:

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