

1361 High Road Whetstone, London N20 9LN

lot 3

Freehold Retail and Residential Investment

- Shop let to Belview Limited (t/a Now Salon) on a 10 year lease until 2021
- Comprises Two Residential Flats on upper floors let on ASTs
- Prominent corner position on High Road
- Nearby occupiers include M&S Simply Food, Waitrose, HSBC and Boots
- Affluent North London suburb

Rent
£52,048
per annum
exclusive



Location

Miles: 6 miles north of Central London
13 miles east of Watford
Roads: A1000, A406, A1, M1 (J2)
Rail: Totteridge & Whetstone Railway Station
(38 minutes to London Waterloo)
Air: Heathrow and Luton Airports

Situation

The property is situated in a prominent corner location on the western side of the High Road, at its junction with St Margaretts Avenue. The property is close to Totteridge & Whetstone Railway Station (fastest journey time of 38 minutes to London Waterloo) with other nearby occupiers including M&S Simply Food, Santander, Waitrose, HSBC and Boots.

Description

The property comprises a ground floor retail unit, which is currently being used as a hair salon, with two self-contained residential flats on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

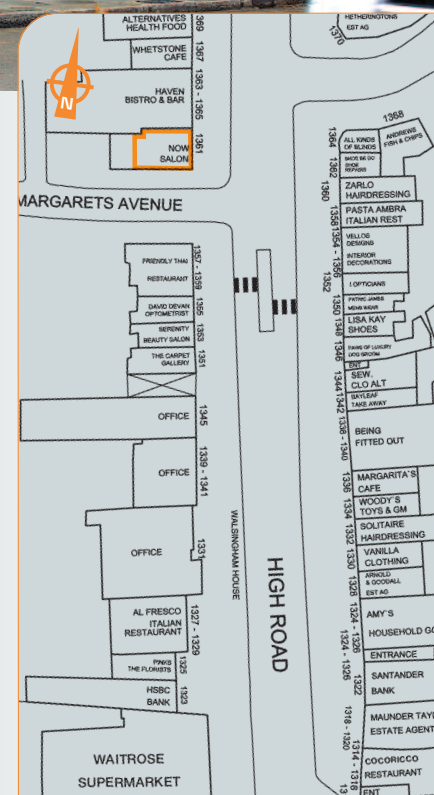
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	82.40 sq m (883 sq ft)	BELVIEW LIMITED (1) (t/a Now Salon)	10 years from 04/11/2011 on a full repairing and insuring lease (2)	£25,000	04/11/2015 04/11/2019 (03/11/2021)
First	Residential	Not Measured	INDIVIDUAL	12 months AST from 28/08/2014	£14,040 (3)	
Second	Residential	Not Measured	INDIVIDUAL	12 months AST 23/12/2014	£13,008 (3)	
Total Commercial Floor Area		82.40 sq m (883 sq ft)			£52,048	

- (1) Now Salon is a hairdressing salon, with a team offering 30 years' experience. (Source: www.nowсалons.com 12/11/2014)
(2) The lease provides an option to determine on the fifth anniversary of the term on six months' written notice.
(3) The rental income has been annualised.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Solicitors:
Leigh Davis
17 Gosfield Street, London W1W 6HE.
Tel: +44 (0)20 7631 0302.
Email: adavis@leighdavis.co.uk
Ref: Antony Davis.



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