

# 599 Green Lanes Hornsey, London N8 oRE

lot 22

**Freehold Restaurant and Residential Investment**

- Includes 2 residential flats
- Restaurant let on a 12 year lease until 2023

▪ Popular and busy North London location

Rent  
**£44,520**  
per annum  
exclusive



### Location

**Miles:** 5 miles north of the City of London  
**Roads:** A1, A105, A406, A503, A10 (Great Cambridge Road)  
**Rail:** Hornsey Railway Station, Turnpike Lane Underground (Piccadilly)  
**Air:** London City Airport, London Heathrow Airport, London Stansted Airport

### Situation

The property is situated on the west side of Green Lanes (A105), an important arterial route through north London via Islington and Wood Green. Green Lanes is an important, diverse and cosmopolitan North London retailing street. The property location is equidistant between Alexandra Park and Finsbury Park. Wood Green Shopping City is less than 1 mile to the north.

### Description

The property comprises ground floor restaurant accommodation with a two bedroom self-contained flat on the first floor and a one bedroom self-contained flat on the second floor, both flats accessed from the rear of the property.

### 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	Restaurant	90.3 sq m (971.99 sq ft)	<b>GQ YUCE &amp; B COBAN (t/a Jam in a Jar)</b>	12 years from 25/03/2013	£18,000	25/03/2017 25/03/2021 (24/03/2025)
First	Residential	2 bedroom flat	<b>INDIVIDUALS</b>	Assured Shorthold Tenants Agreement	£15,000 (i)	
Second	Residential	1 bedroom flat	<b>INDIVIDUALS</b>	Assured Shorthold Tenants Agreement	£11,520 (i)	
<b>Total Commercial Floor Area</b>		<b>90.30 sq m (971.99 sq ft)</b>			<b>£44,520</b>	

(i) The rents have been annualised.

### For further details please contact:

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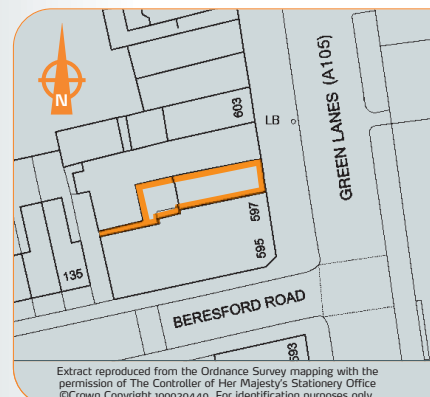
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### Buyer's Legal Title Report

by **Dentons UKMEA LLP**   
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### Solicitors:

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