

15 The Broadway Southgate, London N14 6PH

lot 10

Freehold Retail and Residential Investment

- Ground floor retail unit let to Anthony Charles UK Ltd
- Located in busy North London suburb

- Prominent position opposite entrance to Southgate Underground (Piccadilly Line)
- Nearby occupiers include NatWest, HSBC, Ladbrokes, Harris & Hoole and William Hill

Rent
£20,568.81
per annum
exclusive



On behalf of Joint LPA Receivers

Location

Miles: 8 miles north of Charing Cross
Roads: A111, A1004
Rail: Southgate Underground (Piccadilly Line)
Air: London Heathrow

Situation

The property is situated in a prominent location on the eastern side of The Broadway opposite the entrance to Southgate Underground and Bus Station. Nearby occupiers include NatWest, HSBC, Wimpy, Ladbrokes, Harris & Hoole and William Hill.

Description

The property comprises a ground retail unit with self-contained residential accommodation on the upper floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

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.

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 Gwen Thomas. Telephone: +44 (0)20 7034 4857.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
15	Ground	Retail	55.83 sq m (601 sq ft)	ANTHONY CHARLES UK LIMITED (1)	10 years from 01/12/2010 on a full repairing and insuring lease	£20,568.81	30/11/2020
15A	First and Second	Residential		INDIVIDUAL	999 year lease from 25/12/1988	Peppercorn	27/04/2987
Total Commercial Floor Area			55.83 sq m (601 sq ft)			£20,568.81	

(1) Anthony Charles is an established independent company offering a wealth of property related knowledge and experience gained from many years of working within the local property market. (Source: www.anthonycharles.co.uk 26/08/2014)

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

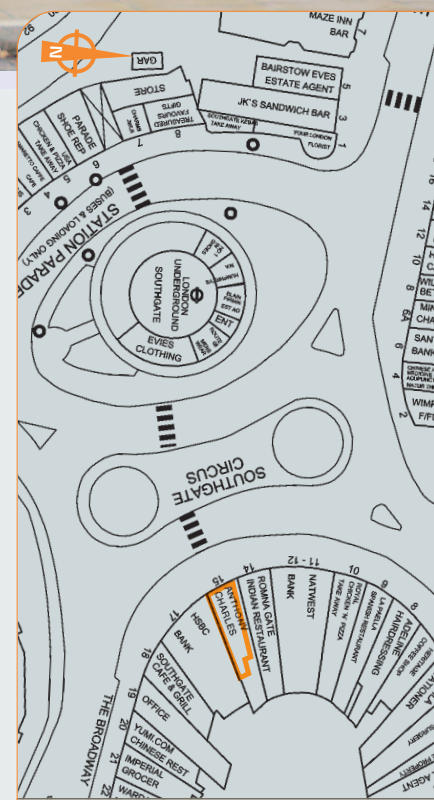
Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Wedlake Bell LLP
52 Bedford Row, London WC1R 4LR.
Tel: +44 (0)20 7395 3131.
Email: cdexter@wedlakebell.com
Ref: Chloe Dexter.



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