

## lot 6

Rent  
**£77,460**  
per annum  
exclusive

### 12/12A/12B/12C Aldermans Hill Palmers Green, London N13 4PJ

#### Freehold Retail and Residential Investment

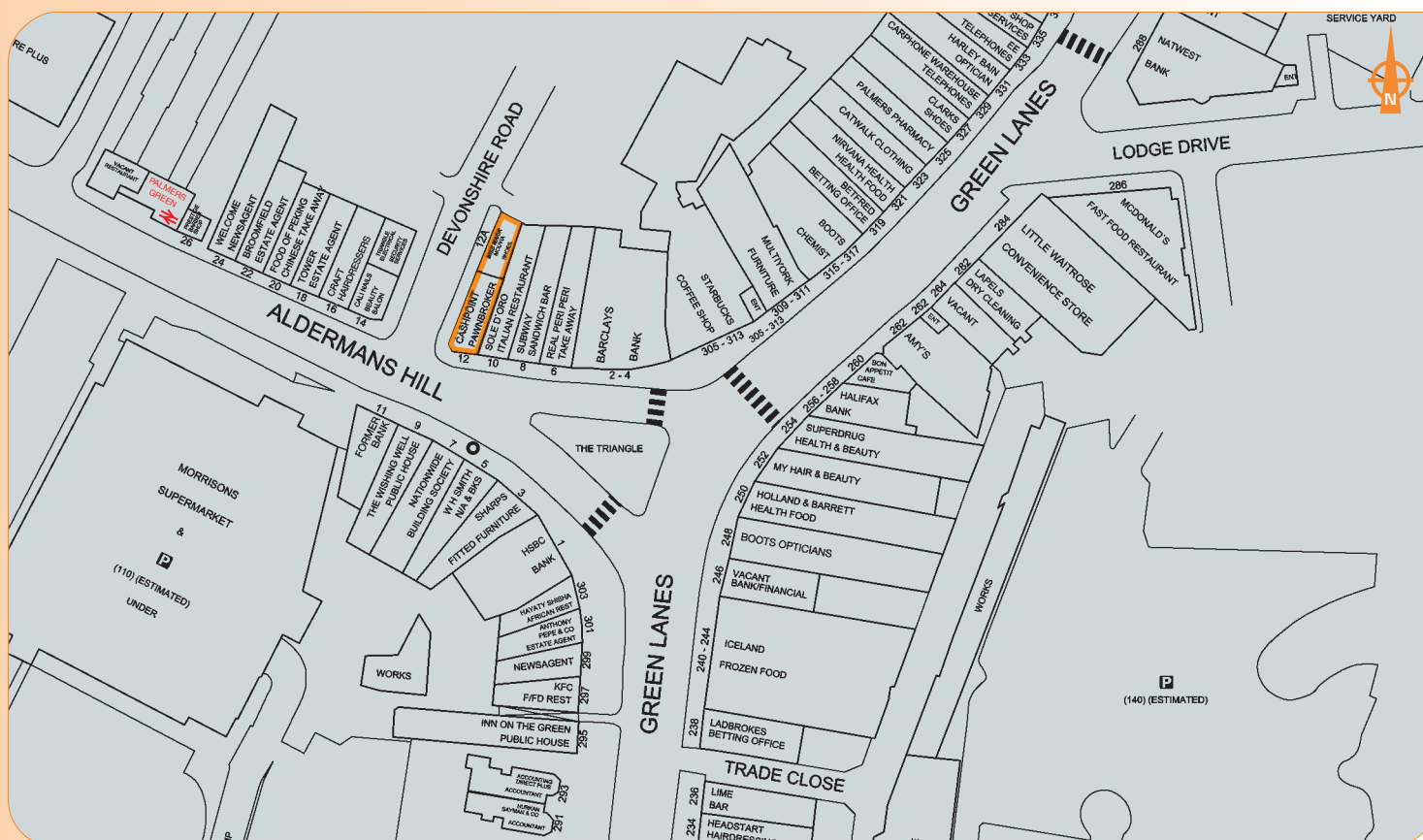
- Two shops with nine self-contained residential units above
- Prominent location very close to Palmers Green Railway Station and opposite large Morrisons Supermarket
- Potential part/whole residential redevelopment opportunity to rear (subject to consents)
- Other nearby occupiers include Little Waitrose, Sainsbury's, Starbucks, McDonald's & Boots the Chemist
- VAT-free London investment





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#### Location

Miles: 3 miles north-east of Alexandra Palace  
8 miles north of City of London  
11 miles north-east of London's West End  
Roads: A10, A406 (North Circular), M1, M25  
Rail: Palmers Green Railway Station

#### Situation

The property is situated in a highly prominent corner position on the northern side of Alderman's Hill, at its junction with Devonshire Road. The property benefits from being within 100 metres of Palmers Green Railway Station. Nearby occupiers include Morrisons and Little Waitrose supermarkets, McDonald's, Boots the Chemist, Superdrug, Iceland, Starbucks, and HSBC and Nationwide Banks.

#### Description

The property comprises two shops arranged on the ground and basement floors with 9 self-contained residential units arranged on the first and second floors. The residential units on the first floor share a kitchen, a shower room and two toilets, whilst the studios on the second floor share a shower room/toilet and separate WC.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Viewings

There will be a **block viewing** for this property. All interested parties must register their details with the Auctioneers prior to the viewing date and provide identification on site.

Please contact George Watkins. Email: [george.watkins@acuitus.co.uk](mailto:george.watkins@acuitus.co.uk)

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground Basement	Retail/Ancillary Disused	58.62 sq m –	(631 sq ft) –	<b>MAX LOAN LIMITED (1)</b> (t/a Cash Point)	10 years from 14/12/2011	£27,000 14/12/2016 (13/12/2021)
Ground	Retail/Ancillary	39.03 sq m (420 sq ft)	<b>M MOUYIA (2)</b> (t/a Natural Stone Gallery)	Approximately 10 years from 19/06/2006 (3)	£6,000	(23/06/2016)
First (Room 6)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 11/05/2015	£4,940 (4)	(10/11/2015)
First (Room 7)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 15/09/2014	£4,940 (4)	(14/03/2015)
First (Room 8)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 11/05/2015	£6,240 (4)	(10/11/2015)
First (Room 10)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 11/05/2015	£4,160 (4)	(10/11/2015)
Second (Studio 1)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 14/10/2014	£4,940 (4)	(13/04/2015)
Second (Studio 2)	Residential	–	<b>UNDER OFFER</b>	Under Offer	£4,160 (4)	
Second (Studio 3)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 01/06/2015	£5,460 (4)	(30/11/2015)
Second (Studio 4)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 11/05/2015	£4,940 (4)	(10/11/2015)
Second (Studio 5)	Residential	–	<b>INDIVIDUAL</b>	AST for 6 months from 28/09/2015	£4,680 (4)	(27/03/2016)
<b>Total Commercial Area</b>		<b>97.65 sq m (1,051 sq ft)</b>			<b>£77,460 (4)</b>	

(1) ([www.cashpoint-uk.com](http://www.cashpoint-uk.com)) A rent deposit of £10,125 is held by the vendor.

(2) A rent deposit of £6,000 is held by the vendor.

(3) The lease is contracted outside the provisions of the Landlord & Tenant Act 1954.

(4) Annual equivalent rent. Rents are paid weekly and are all inclusive rents. All the tenants in the rooms and studios will be signing new 6 month terms and paying the above rents from 7th March 2016.

#### For further details please contact:

**David Margolis**  
Tel: +44 (0)20 7034 4862.  
Email: [david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**George Watkins**  
Tel: +44 (0)20 7034 4861.  
Email: [george.watkins@acuitus.co.uk](mailto:george.watkins@acuitus.co.uk)  
[www.acuitus.co.uk](http://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](mailto:greg.rigby@dentons.com)  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



#### Seller's Solicitors:

**Hamblins LLP**  
Roxburghe House, London, W1B 2AD.  
Tel: +44 (0)20 7355 6000.  
Email: [mhurst@hamblins.co.uk](mailto:mhurst@hamblins.co.uk)  
Ref: Mark Hurst.