

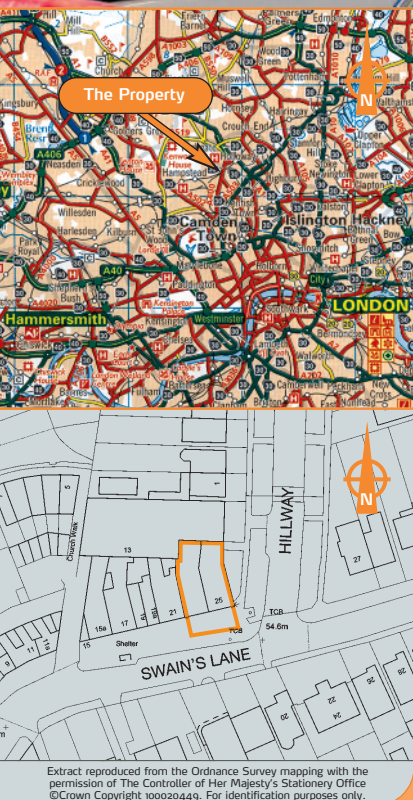
lot 4

23/25 Swain's Lane
Highgate, London N6 6QX

Rent
£41,230
per annum
exclusive

**Freehold Retail and Residential
Investment**

- Retail let to Tesco Stores Limited until 2023 (subject to option)
- Highly affluent North London suburb
- Prominent corner position in residential neighbourhood
- Approximately 140 metres east of Hampstead Heath



Location

Miles: 3 miles north of Regent's Park
4 miles north of Central London
Roads: A1, A406 (North Circular Road), M1
Rail: Tufnell Park Underground Station (Northern Line)
Air: London City Airport, London Heathrow Airport,
London Gatwick Airport

Situation

The property is situated in a prominent corner position on the north side of Swain's Lane and at its junction with the entrance to the Holly Lodge Estate, in a highly affluent North London suburb and some 140 metres east of Hampstead Heath.

Description

The property comprises a double fronted retail unit on the ground floor and 4 self-contained residential flats on the first and second floors. The flats are accessed from the front and side of the property. Planning permission was granted for the redevelopment of a neighbouring block for a new commercial redevelopment and new residential development, which will further enhance the attraction of the retail destination. See London Borough of Camden Planning Reference 2013/6674/P for further details.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/Reversion
Ground	Retail	209.59 sq m (2,256 sq ft) (4)	TESCO STORES LIMITED (1)	15 years from 25/03/2008 until 2023 (2)	£41,000	25/03/2018 (24/03/2023)
First & Second	Residential	4 x Self-Contained Flats	INDIVIDUALS	3 x 125 years from 1987 1 x 125 years from 2016 (3)	£230	3 are reviewed in 2037 and 1 in 2041
Total Commercial Area		209.59 sq m (2,256 sq ft)			£41,230	

- (1) Tesco is one of the largest supermarket chains in the UK, with over 3,500 stores and over 310,000 employees. (Source: www.tescopl.com)
- (2) The lease provides for a tenant option to determine the lease on 24th March 2018.
- (3) The seller has served a notice on the residential tenants, pursuant to Section 5B of the Landlord and Tenant Act 1987.
- (4) The floor area stated above is stated in the lease for rent review purposes.

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