

Lot 11

£85,800 Per Annum
Exclusive

250 Baker Street, Enfield, London, EN1 3LD

Freehold Supported Living Investment



Key Details

- Let to Dedicated Housing Limited until 2045 (no breaks)
- Annual rental increases in line with Consumer Price Index
- Held in a Single Purpose Vehicle (SPV) available under separate negotiation
- Nearby occupiers include Greggs, Domino's Pizza, Co-op Food and Sainsbury's Local.

Location

Miles: 12 miles north of Central London
Roads: A10, A110, M25 (Junction 25)
Rail: Enfield Town Overground (approximately 34 mins to London Liverpool Street)
Air: London City Airport, London Stansted Airport

Situation

The property is situated in a predominantly residential suburb less than 1 mile north of Enfield Town Centre. Nearby occupiers include Greggs, Domino's Pizza, Co-op Food and Sainsbury's Local.

Description

The property is a substantial specialist supported living home arranged over ground, first and second floors, comprising 6 bedrooms, each with an ensuite bathroom. The property benefits from a garden at the front and rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

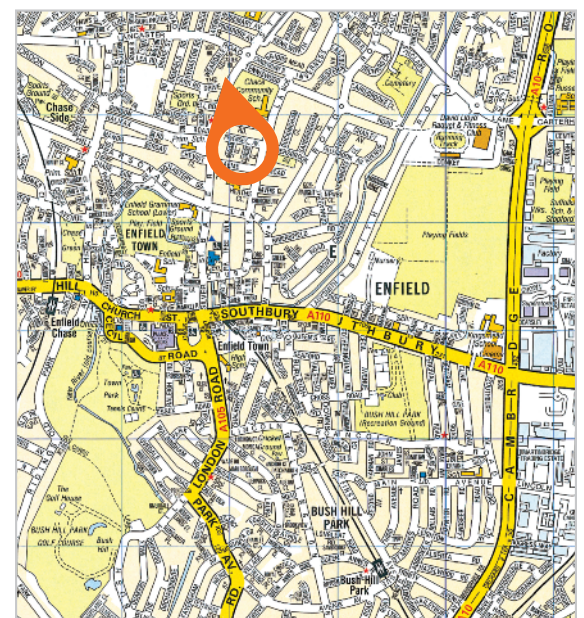
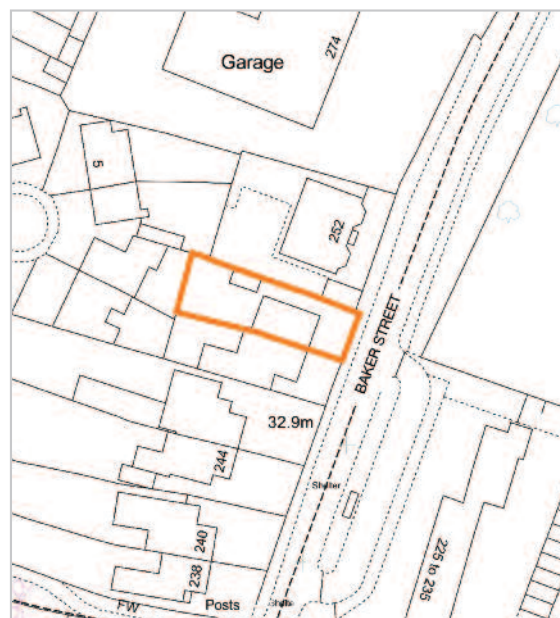
Energy Performance Certificate

Available from the legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground, First and Second	6 Bedroom House	93 sq m (1,001 sq ft)	DEDICATED HOUSING LIMITED (1)	25 years from 06/01/2020 on a full repairing and insuring lease	£85,800	Annually Linked to CPI (2) (05/01/2045)
Total		93 sq m (1,001 sq ft)			£85,800	

- (1) Dedicated Housing Limited (CRN 09053192) was incorporated on the 22nd May 2014 and is rated as "Very low risk" on SmartSearch, (Source: SmartSearch 24/04/2020). Dedicated Housing Limited, operating as Dedicated Housing, is a charity registered with the Charity Commission of England and Wales under number 1160249
- (2) The lease provides for annual Consumer Price Index (CPI) linked rent reviews.



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