

Lot 8

£108,320.04 Per Annum
Exclusive

341 & 343 Seven Sisters Road and 2-4 Tewkesbury Road, Stamford Hill,
London, N15 6RD

Freehold Retail and Residential Investment with Storage Yard with Development Potential (1)



Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
341	Ground	Retail/Ancillary	28.43 sq m (306 sq ft)	INDIVIDUAL t/a An Nur Cafe	5 years from 11/01/2019 (1)	£12,000 (1)	10/01/2024
Flat 1, 341	Basement	Residential (1 bedroom)	51.09 sq m (550 sq ft)	INDIVIDUALS	Assured Shorthold Tenancy for a term expiring 03/02/2020 (holding over)	£9,620.04	
Flat 2, 341	First	Residential (Studio)	38.74 sq m (417 sq ft)	INDIVIDUALS	Assured Shorthold Tenancy 1 year from 20/04/2021	£9,900	
Flat 3, 341	Second	Residential (2 bedrooms)	70.33 sq m (757 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy 1 year from 21/08/2020	£14,400	
2-4 Tewksbury Road (Rear of property)	Ground	Industrial	110.93 sq m (1,194 sq ft) (plus yard)	INDIVIDUAL	125 years from 29/09/2001	£9,000 (2)	28/09/2126
341 side elevation	-	Advertising right	-	(-) GLOW OUTDOOR LIMITED	7 years from 01/07/2017	£10,000	30/06/2024
343	Ground	Retail/Ancillary	25.92 sq m (279 sq ft)	INDIVIDUAL t/a KB Classic Cut	5 years from 03/10/2018 (1)	£10,800 (1)	02/10/2023
Flat 1, 343	Basement	Residential (Studio)	54.35 sq m (585 sq ft)	INDIVIDUALS	Assured Shorthold Tenancy 1 year from 23/10/2019 (holding over)	£10,400	
Flat 2, 343	First	Residential (Studio)	37.62 sq m (405 sq ft)	INDIVIDUALS	Assured Shorthold Tenancy 1 year from 23/09/2020	£10,500	
Flat 3, 343	Second	Residential (2 bedrooms)	70.51 sq m (759 sq ft)	INDIVIDUALS	Assured Shorthold Tenancy 1 year from 02/12/2019 (holding over)	£11,700	
Total			487.92 sq m (5,252 sq ft)			£108,320.04	

- (1) As to the leases to the Retail units, each lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 and provides for the rents to be paid monthly.
 (2) As to 2-4 Tewksbury Road, the lease provides for the rent payable to the Landlord to be calculated to 50% of the total sum of the Under Rent receivable by the tenant. See Schedule 4 of the lease.

Energy Performance Certificate

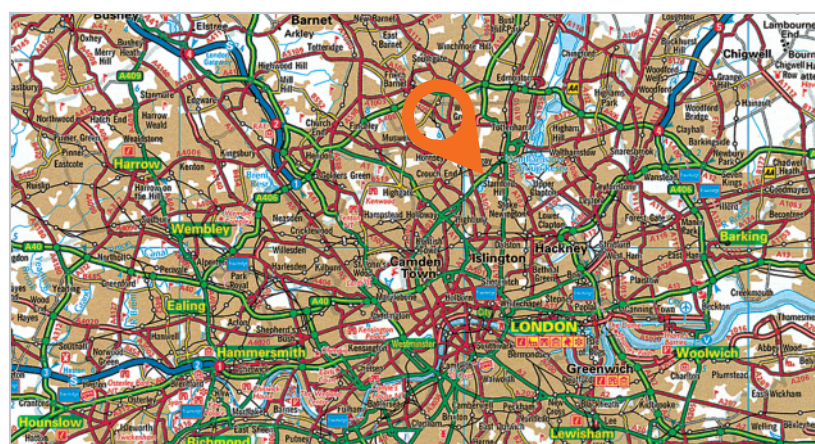
Various. See legal pack at www.acuitus.co.uk.

Planning

Planning Authority: Haringey Borough Council
 Tel: 020 8489 1478
 Web: www.haringey.gov.uk/planning-and-building-control/planning/planning-applications



2-4 Tewksbury Road (rear of property)



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Key Details

- **Extensive Mixed Use Investment/Development Opportunity (Subject to Consents)**
- **Two ground floor Shops, Advertising Right and Storage Yard and building.**
- **Includes 6 self contained flats (2 x two bed, 1 x one bed and 3 x studios)**
- **Popular North-East London Location close to Stamford Hill Station**

Location

Miles: 5 miles north-east of Central London

Roads: A503 (Seven Sisters Road), A10, A406 (North Circular), M25, A1, M1

Rail: Stamford Hill Overground (0.4 miles)
 Manor House Underground (Piccadilly Line, 0.5 miles)

Air: London City, London Heathrow, London Stansted airport

Situation

Seven Sisters Road (A503) is a busy main arterial route in North London that runs between the A1 (Holloway Road) and A10 (Stamford Hill). The location benefits from being situated approximately 4 miles north-west of Stratford and 4 miles north of City of London. The property is prominently situated on the north side of Seven Sisters Road, close to its junction with Eade Road. The Woodberry Wetlands and Finsbury Park are close by. The locality is seeing significant residential investment with major residential developments. The property is close to Stamford Hill Primary School and various independent shops, cafe's and restaurants.

Description

The property comprises two three storey buildings each with lock up shops on the ground floor and self contained residential flats above. No. 341 accommodates a studio, a one bedroom and a two bedroom flat and No. 343 accommodates two studio flats and a two bedroom flat. The flats benefit from being accessed from Seven Sisters Road. The property also benefits from a rear yard and building with frontage to Tewksbury Road, together with an advertising right on the side elevation of No. 341. The property comprises a substantial holding and may benefit from further development potential, subject to lease and consents.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six week Completion

Seller's Solicitors: Solomon Taylor & Shaw
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