

Lot 1, 10 & 10A Chaseville Parade, off Chaseville Park Road, Winchmore Hill, London,  
N21 1PG

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Investment

- Retail Shop and a 3 Bedroom Self-Contained Maisonette and Garage
- Affluent North London Location
- Busy Neighbourhood Shopping Parade
- First Time on the Market for 45 years
- VAT Free Investment
- Neighbouring Occupiers Include Coral and a Mix of Independent Retailers

#### Lot

1

#### Auction

18/May/2022

#### Rent

£21,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

8.5 miles north of the City of London

#### Roads

A110, A10, A406, M25

#### Rail

Oakwood Underground Station (Piccadilly Line), Grange Park Railway Station, Winchmore Hill Railway Station

#### Air

London Heathrow Airport, London Luton Airport, London Stansted Airport, London City Airport

### Situation

Winchmore Hill is an affluent North London residential suburb within the London Borough of Enfield. The location benefits from being approximately 8.5 miles directly north of the City of London and approximately 2 miles equidistant between the A406 North Circular and the M25.

The property is situated within a busy neighbourhood shopping parade on the north side of Chaseville Park Road within a predominantly affluent residential area. Neighbouring occupiers include Coral and a range of independent retailers, cafes and hair salons.

### Tenure

Freehold.

### EPC

Band C (Residential) Band C (Commercial)

### Description

The property comprises a self-contained ground floor retail unit and a self-contained 3 bedroom maisonette on the upper two floors. The property benefits from a single garage within a garage block to the rear of the property.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Reversion
Ground First Second Rear Service Road	Retail Residential Residential Garage (2)	101.80 sq m 32.61 sq m 27.52 sq m Not Measured	(1,095 sq ft) (351 sq ft) (296 sq ft) Not Measured	INDIVIDUAL t/a Vas Barbers (1)	15 years from 24/06/2011	£21,000	23/06/2026
<b>Total Approximate Floor Area</b>		<b>161.93 sq m</b>	<b>(1,742 sq ft)</b>			<b>£21,000</b>	

(1) The Landlord is holding a rent deposit of £4,437.50.

(2) Some structural defects have been identified on the garage. Please see legal pack.

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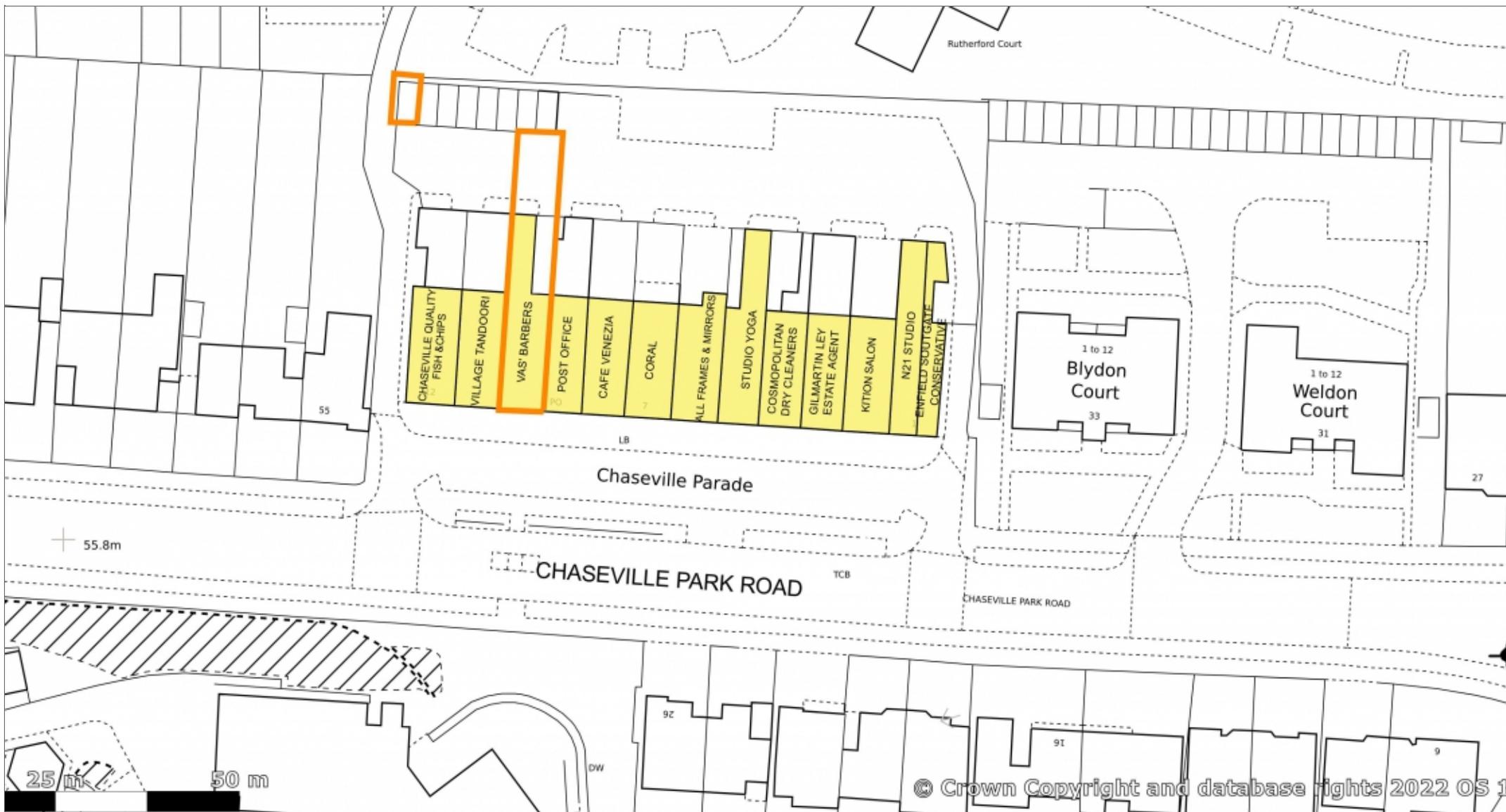
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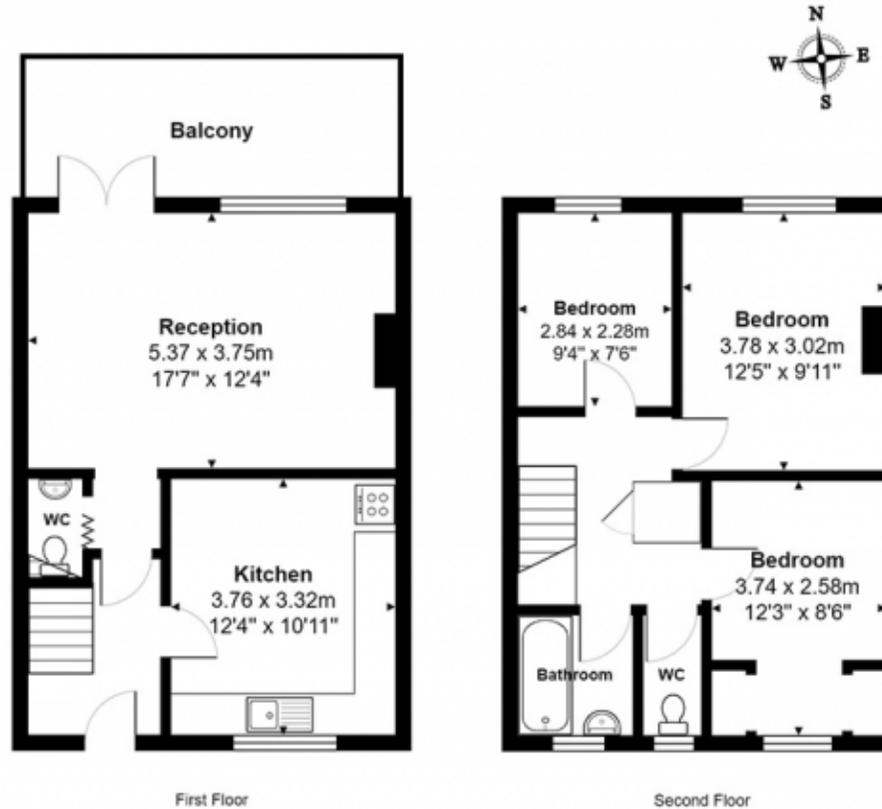
Ground Floor

Total Area: 123.1 m<sup>2</sup> ... 1325 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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Total Area: 83.5 m<sup>2</sup> ... 898 ft<sup>2</sup> (excluding balcony)

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## Contacts

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September 2020