

London N3

12 Ballards Lane Finchley N3 2BG

- Freehold Shop and Residential Ground Rent Investment
- Well located close to Tesco Superstore and Costa Coffee
- Some 80 metres from Finchley Central Station (Northern Line)
- Shop let to Currency Exchange Corporation Limited (1) until 2021
- Current Rent Reserved
£26,800 pa



Tenure
Freehold.

Location
Finchley is a well established North London suburb located approximately 8 miles north of Central London. There are good communications, as the area is served by Finchley Central Underground Station (Northern Line) and the A406 North Circular Road is some 1 mile to the south.

The property is located to the east of Ballards Lane, in between its junctions with Hervey Close and Chaville Way, some 80 metres from Finchley Central Station (Northern Line). The property also has good access to the North Circular Road.

Occupiers close by include a Tesco supermarket, Costa, Betfred, William Hill, Greggs and a McColl's convenience store, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with two flats above, one sold off on a long lease, the other will be retained by the Vendor on completion.

VAT

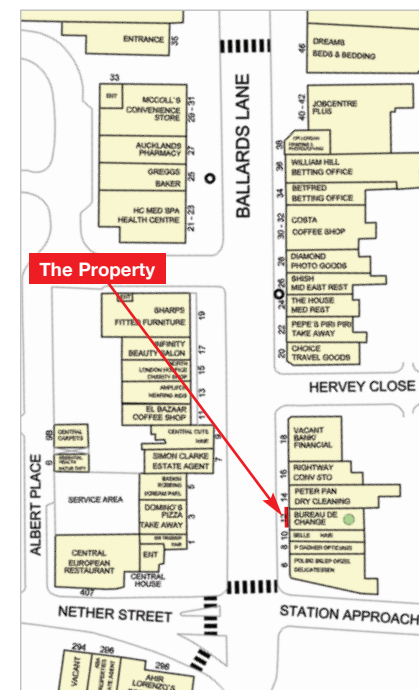
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
12	Currency Exchange Corporation Limited (1)	Ground Floor 57.25 sq m (616 sq ft)	10 years from 20.07.2011 Rent review every 5th year Tenant break option 20.07.2016 FR & I	£26,750 p.a.	Reversion 2021
12A	Vendor	First Floor Flat	999 years from completion	Peppercorn	
12B	Individual(s)	Second Floor Flat	125 years from 25.12.1984 Rent review every 25th year	£50 p.a.	Reversion 2109

(1) Website Address: www.cecltd.com
For the year ended 31st December 2017, Currency Exchange Corporation Limited reported a turnover of £8,351,433, a pre-tax profit of £2,527,102, shareholders' funds of £7,473,810 and a net worth of £7,433,385. (Source: Experian 07.01.2019.)

Total £26,800 p.a.