

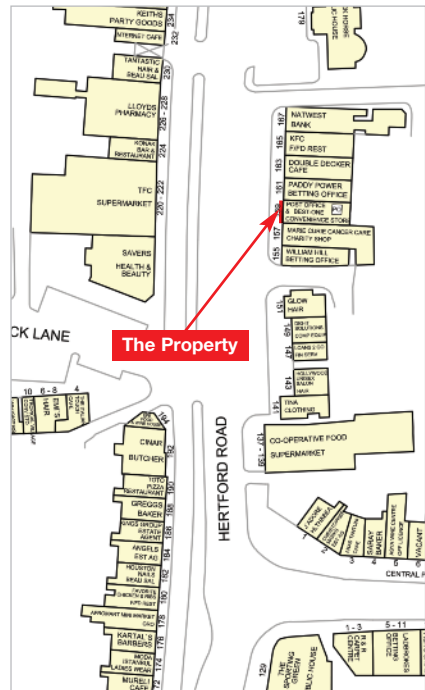
Enfield
159 Hertford Road
Middlesex
EN3 5JG

- **Freehold Shop and Ground Rent Investment**
- Shop trading as a Post Office and convenience store
- Let until 2030 (no breaks)
- Forms part of an established local parade
- Well located adjacent to Paddy Power
- VAT is not applicable
- Rent Review 2015
- Total Current Rents Reserved
£20,000 pa

SIX WEEK COMPLETION AVAILABLE



LOT 25



Tenure
Freehold.

Location

Enfield is a popular North London suburb located 12 miles north of central London, immediately to the west of the A10 trunk road and less than 3 miles south of Junction 25 of the M25 orbital motorway. The property is situated to the north-east of Enfield town centre fronting Hertford Road (A1010). The property forms part of a local parade of shops where occupiers include Paddy Power (adjacent), KFC, NatWest, Marie Curie and William Hill.

Description

The property is arranged on ground and two upper floors to provide a shop trading as a post office and residential upper floors which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Commercial EPC Rating 86 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Kalirasa Segar (t/a Post Office and Convenience Store)	Gross Frontage 5.55 m (18' 3") Net Frontage 5.05 m (16' 7") Shop Depth 14.85 m (48' 8") Built Depth 16.35 m (53' 8") Ground Floor 85.70 sq m (922 sq ft)	20 years from 25.03.2010 Rent review every 5th year Effectively FR & I	£20,000 p.a.	Rent Review 2015
First and Second Floors	Individual	First and Second Floor – Residential Unit	999 years from 22.09.2011	Peppercorn	Reversion 3010

Total £20,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor R Stone Esq, Fishman Brand Stone Solicitors. Tel: 0207 935 4848 e-mail: rgs@fishmanbrandstone.com