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Our Services Include:

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Freehold Income Producing Investment For Sale

Ref No. 025043

High Street, Hornsey N8



Description

Comprising a modern building arranged as 2 shops on the ground floor with 4 flats above over the 1st and 2nd floors. The flats are sold off on 125 year leases commencing in range from 2001-2004 with approximately 100 years remaining on average.

The shops on the ground floor are let as per the schedule overleaf.

There is a rent review outstanding on 13 High Street and a further rent review due on 11 High Street in May 2026.

Location

Situated on the northern side of High Street, Hornsey N8 (A504), in between the junctions of Myddleton Road and Campsbourne Road in a mixed use area. Both Greig City Academy (formerly St Davids & Katherines school) and Priory Park are both situated close by. The nearest station is Hornsey overground station which is within walking distance and Turnpike Lane underground station which is approximately 1 mile east.

Areas

11 High Street	381 sq ft (35.42 sq m)
13 High Street	489 sq ft (45.44 sq m)

Tenancies

11 High Street, Hornsey

Let on a 10 year lease from 13.05.2021 at £12,750 pa with a rent review on 13.05.2026 to Abdullah Ahmed Yussuf. A rent deposit of £3,187.50 has been paid.

13 High Street, Hornsey

Let on a 10 year lease from 24.01.2020 at £10,000 pa with an outstanding rent review from 24.01.2025 to Mehmet Koyun. A rent deposit of £2,500 has been paid.

Residential

Flats 1-4 are let as follows:

Flat 1 let for a term of 125 years from 03.11.2003 at £10 pa ground rent
Flat 2 let for a term of 125 years from 22.01.2001 at £10 pa ground rent
Flat 3 let for a term of 125 years from 25.10.2004 at £10 pa ground rent
Flat 4 let for a term of 125 years from 13.10.2014 at £10 pa ground rent

Total income £22,750 pa

Terms

Available freehold—offers invited in excess of £300,000

Legal Fees

The vendors require a contribution to be made towards their legal fees of £2,500 plus VAT.

EPC - 11 High Street Band D & 13 High Street Band F

Reference Charge

Claridges charges a fee of £525 plus VAT for taking up references and carrying out anti-money laundering checks on the proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

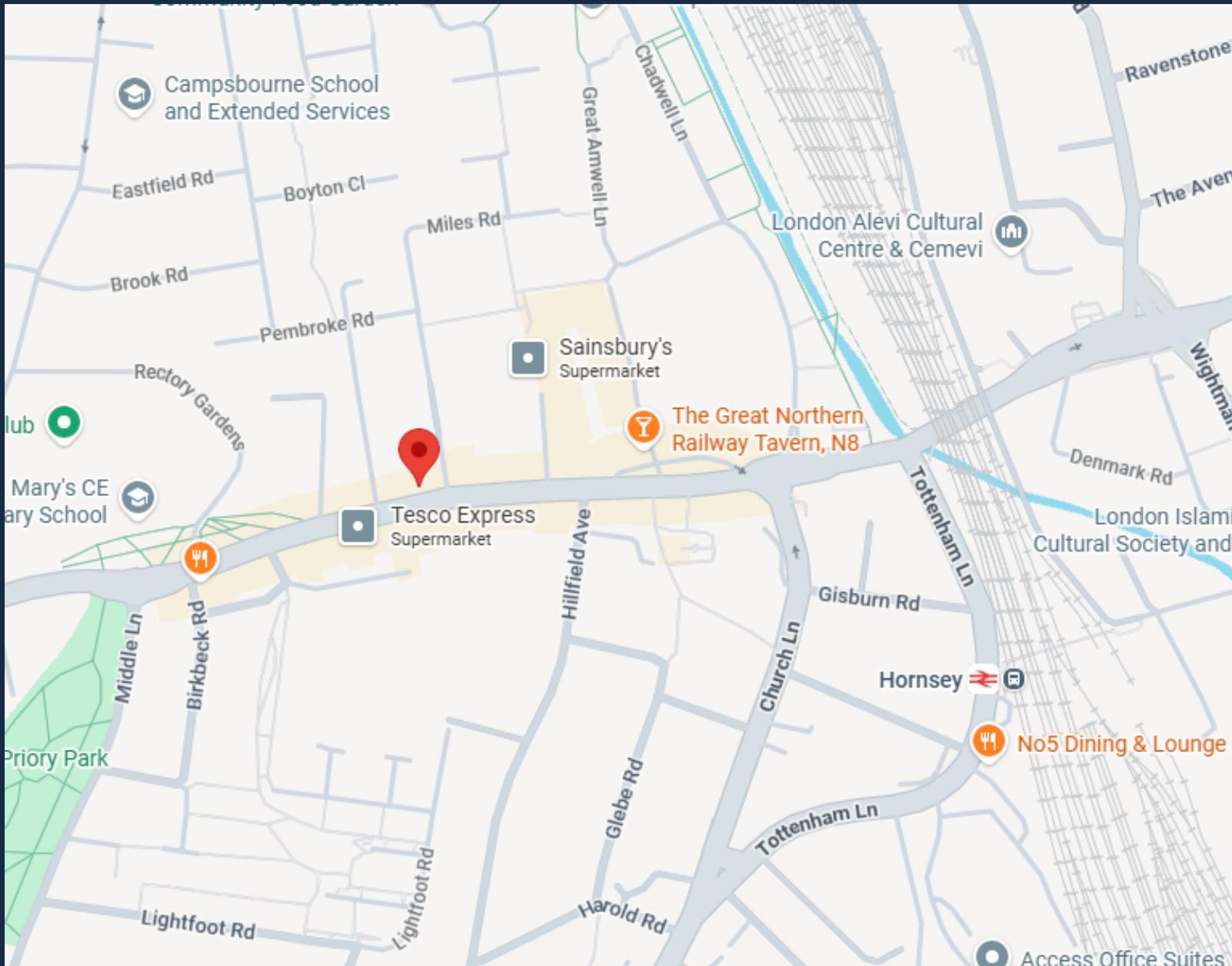
HM Land Registry
Official copy of
title plan

Title number **NGL207866**
Ordnance Survey map reference **TQ3089SW**
Scale **1:1250**
Administrative area **Haringey**



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These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via:

0208 559 1122

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