

FREEHOLD SHOP INVESTMENT

78 HIGHGATE HIGH STREET, LONDON N6 5HX



Location

The property occupies an excellent location in the heart of Highgate Village on the north side of Highgate High Street. Adjacent occupiers include Costa Coffee, Caffè Nero, Gail's Bakery, Oddbins, Barclays Bank, Oxfam and Cancer Research.

Description

The property comprises an attractive four-storey building comprising a ground floor and basement shop with self-contained residential accommodation on two upper floors.

Accommodation

The property has the following approximate net floor areas:

Shop

Frontage	14ft 3ins 4.3m
Ground Floor Sales	538 sq ft 50m ²
Ground Floor Staff	65 sq ft 6m ²
Basement (external access)	450 sq ft 42m ²

Residential

A self-contained two-bedroom Maisonette.

Tenure

Freehold

Tenancy

The ground floor and basement shop is let to Nails By Katie Ltd T/A Nail Luxury on a full repairing and insuring lease for a term of 20 years from April 2018 with five yearly upward only rent reviews without a break option at a current rent of £31,000 per annum.

The maisonette is subject to a ground lease for a term of 129 years from 1991 producing a ground rent of £150 p.a., rising to £300 p.a. in 2024 and £600 p.a. in the 67th year.

Rates

Rateable Value £31,500

Price

£520,000 reflecting a net yield of 5.75%
The property is not elected for VAT.

Legal Costs

Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through
John Charles 07889 035155
jc@lcg.uk.com

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement, or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.