

Lot 8, 474 High Road, Tottenham, London,

N17 9JF

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Prominently Located Shop Let until 2036 t/a German Doner (subject to option)
- Busy and Popular North London Suburb
- Opposite Bruce Grove Railway Station
- Approximate Commercial Floor Area of 289.03 sq m (3,110 sq ft)
- Nearby Occupiers Include Holland & Barrett, KFC, McDonalds, Costa Coffee and Santander.

Lot

8

Auction

15th December 2022

Rent

£60,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers

Location

Miles

6 miles north of the City of London

Roads

A10, A406 (North Circular), A503

Rail

Bruce Grove Railway Station (direct to London Liverpool Street), Seven Sisters (Victoria Line)

Air

London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

Tottenham is a popular North London suburb situated just 6 miles north of the City of London. The property is prominently situated on the east side of High Road (A10) opposite Bruce Grove Railway Station in a busy trading position a short distance from White Hart Lane Football Stadium. Nearby occupiers include Holland & Barrett, KFC, McDonalds, Costa Coffee and Santander.

Tenure

Freehold.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the lower ground floor currently trading as German Doner, together with two upper floors of residential accommodation which have been sold off.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

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. | Rent Review |
|--|---------------------|----------------------------|-----------------------------|---|---|----------------|--------------------------|
| Ground Lower Ground | Retail Ancillary | 145.43 143.60 | (1,565) (1,545) | KGR TOTTENHAM LIMITED with a guarantee from Kash Group Trading t/a German Doner (1) (2) | 15 years from 01/07/2021 Until 30/06/2036 (3) | £60,000 | 01/07/2026 01/07/2031 |
| First Second | Residential | - | - | INDIVIDUAL | 999 years from 07/07/2006 | peppercom | |
| Total Approximate Commercial Floor Area | | 289.03 | (3,110) (4) | | | £60,000 | |

(1) KGR Tottenham Limited (CRN 13290385) is a German Doner Kebab franchisee. German Donner Kebab is a highly popular kebab restaurant and takeaway operating from over 100 restaurants throughout the UK, Europe, North America and the Middle East. (www.germandonerkebab.com).

(2) There is a full rental guarantee from Kash Group Trading for 3 years and then for 6 months rent there after.

(3) The lease provides from a tenant option to determine the lease on 30/06/2031.

(4) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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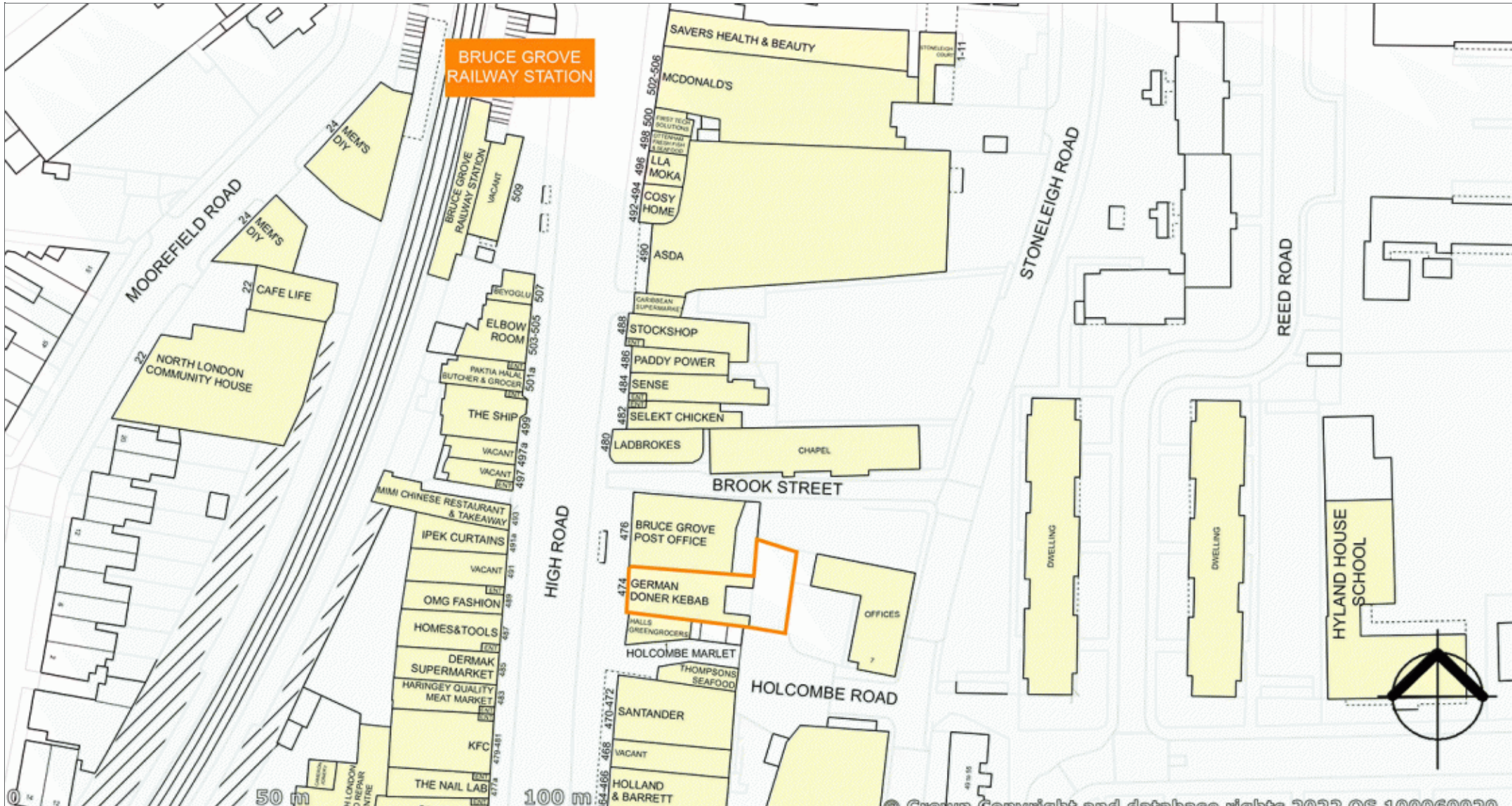
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September 2020