

Lot 6, 63 Chase Side & 3a Crown Parade, Southgate, London, N14 5HA

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Retail and Residential Investment

- Retail Shop and a 2 Bedroom Self-Contained Maisonette
- Affluent North London Location
- Busy and Popular Town Centre Location
- Neighbouring Occupiers Include Pizza Express, Boots, Costa, WH Smith, Tesco Express, , McDonalds, Holland & Barratt, Scrivens Opticians, Halifax and Asda

Lot 6
Auction 16th February 2023

Rent £37,700 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

Location

Miles 8 miles north of the City of London
Roads North Circular Road (A406), A111, A109, A1000
Rail Southgate Underground Station (Piccadilly Line)
Air London Heathrow, London City, London Luton, London Stansted

Situation

Southgate is a popular and affluent North London suburb situated some 8 miles north of the City of London. Chase Side is Southgate's prime retailing Street with occupiers include Pizza Express, Boots, Costa, WH Smith, Tesco Express, , McDonalds, Holland & Barratt, Scrivens Opticians, Halifax and Asda as well as a varied mix of local retailers and restaurateurs.

he property is situated on the south side of Chase Side some 200m west of Southgate Underground station.

Tenure

Freehold.

EPC

Retail: See Legal Pack, Residential: C

Description

The property is an attractive mid terrace mixed use building with retail accommodation on the ground floor and a self contained maisonette on the first and second floors. The maisonette is accessed from the rear via Crown Lane.

VAT

VAT is not applicable to this lot.

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 (Reversion)
Ground	Retail	55.77	600	Individual t/a Leo's Caffe Bar 2	12 years from 27/2/2020 until 2032	£24,500	24/02/2023 and 3 yearly (26/02/2032)
First and Second	2 Bedroom Self Contained Maisonette	Not Measure		Individual	Assured Shorthold Tenancy	£13,200	
Total Approximate Commercial Floor Area		55.77	600 (1)			£37,700	

(1)The floor areas stated above are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/start/20376053>

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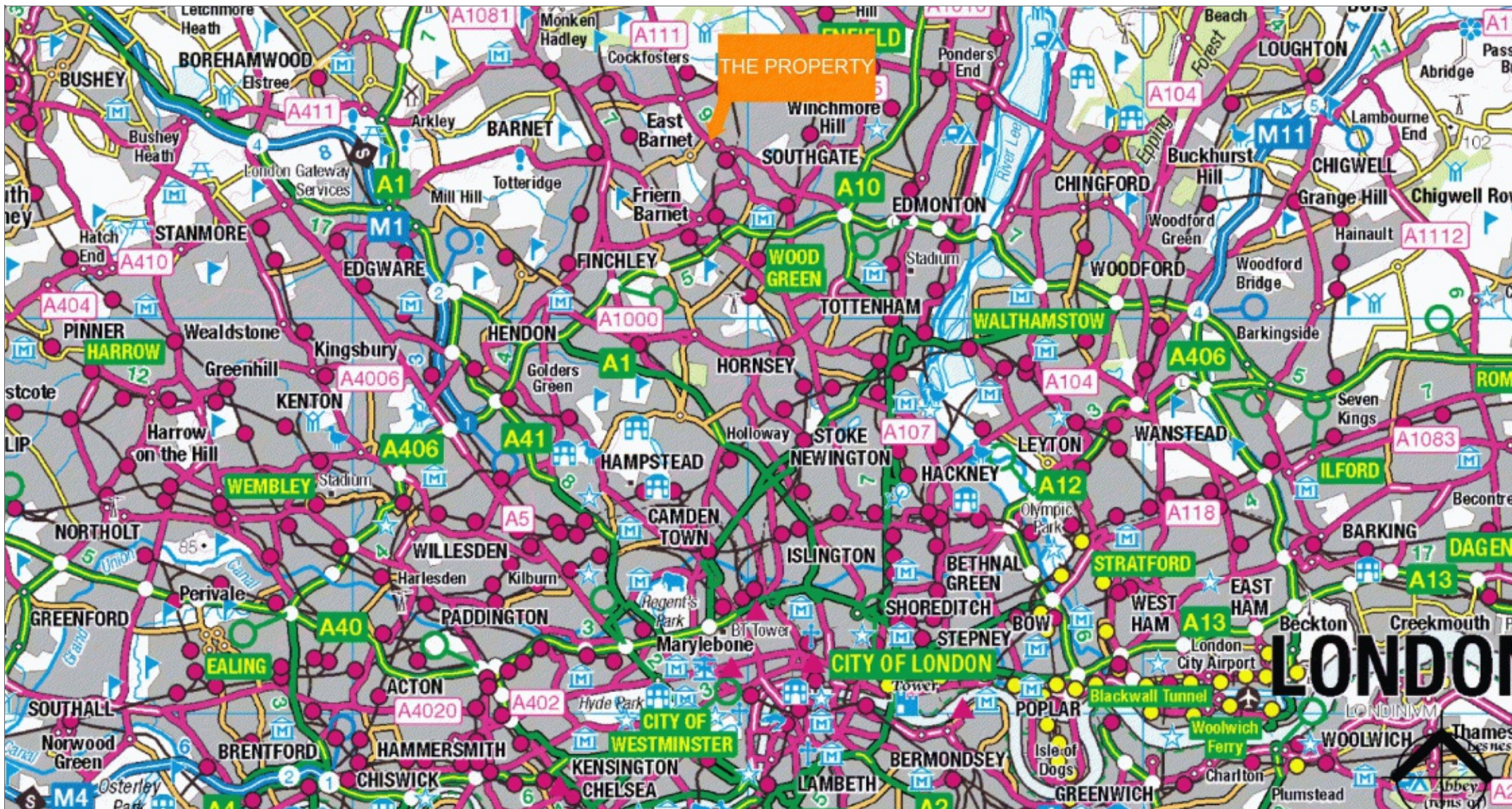
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September 2020