

# Lot 2, 22 Hampden Square, Southgate, London,

**N14 5JR**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Investment

- Shop let to a Hairdressers until 2038 (1)
- Includes a Self-Contained 3 bedroom Maisonette
- Rear Storage Unit with Vacant Possession
- Busy neighbourhood retailing hub
- Affluent North London suburb
- Nearby occupiers include Tesco Express, Domino's, Pizza Hut, William Hill and a mix of independent retailers, restaurants and estate agents.

#### Lot

2

#### Auction

16th February 2023

#### Rent

£33,700 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

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

### Situation

Southgate is a popular and affluent North London suburb situated some 8 miles north of the City of London. The property is situated in a prominent position on the busy Hampden Square, a very busy roundabout junction and a neighbourhood retailing centre consisting of three separate retail parades. Nearby occupiers include Tesco Express, Domino's, Pizza Hut, William Hill and a number of independent retailers including restaurants, estate agents and retail shops.

### Tenure

Freehold.

### EPC

Retail: C. Residential :D

### Description

The property is a handsome mid terrace mixed use building comprising a ground floor retail unit and a self contained 3 x bedroom maisonette on the first and second floors. The maisonette is accessed from the rear of the property. The property benefits from a storage shed at the rear.

### 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.	Reviews (Reversions)
Ground	Retail	65.12	(701)	INDIVIDUAL ON ASSIGNMENT FROM M & C HAIR AND BEAUTY LIMITED (CRN: 11300826) (t/a House of Hair) (1)	20 years from 24/06/2018 until 2038	£17,500	14/05/2025
Ground	Storage Unit	32.52	(350)	-	-	Vacant possession (4)	
First/Second	Residential - 3 bedroom maisonette	-	-	AN INDIVIDUAL	Let on Assured Shorthold Tenancy Agreement	£16,200 (2)	
<b>Total Approximate Commercial Floor Area</b>		<b>97.64</b>	<b>(1,051) (3)</b>			<b>£33,700</b>	

(1) The retail unit is let for a term of 20 years from 24th August 2018 until 2038 by virtue of a Reversionary lease for a term of 10 years from 24th June 2028 until 2038 and the original lease for a term of 10 years from 24th June 2018 until 23rd June 2028. The Seller is holding a rent deposit of £7,750.

(2) As to the residential maisonette, the rent stated above has been annualised.

(3) 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/318423053>

(4) The rear storage unit has been previously let for a rent of £2,500 per annum exclusive.

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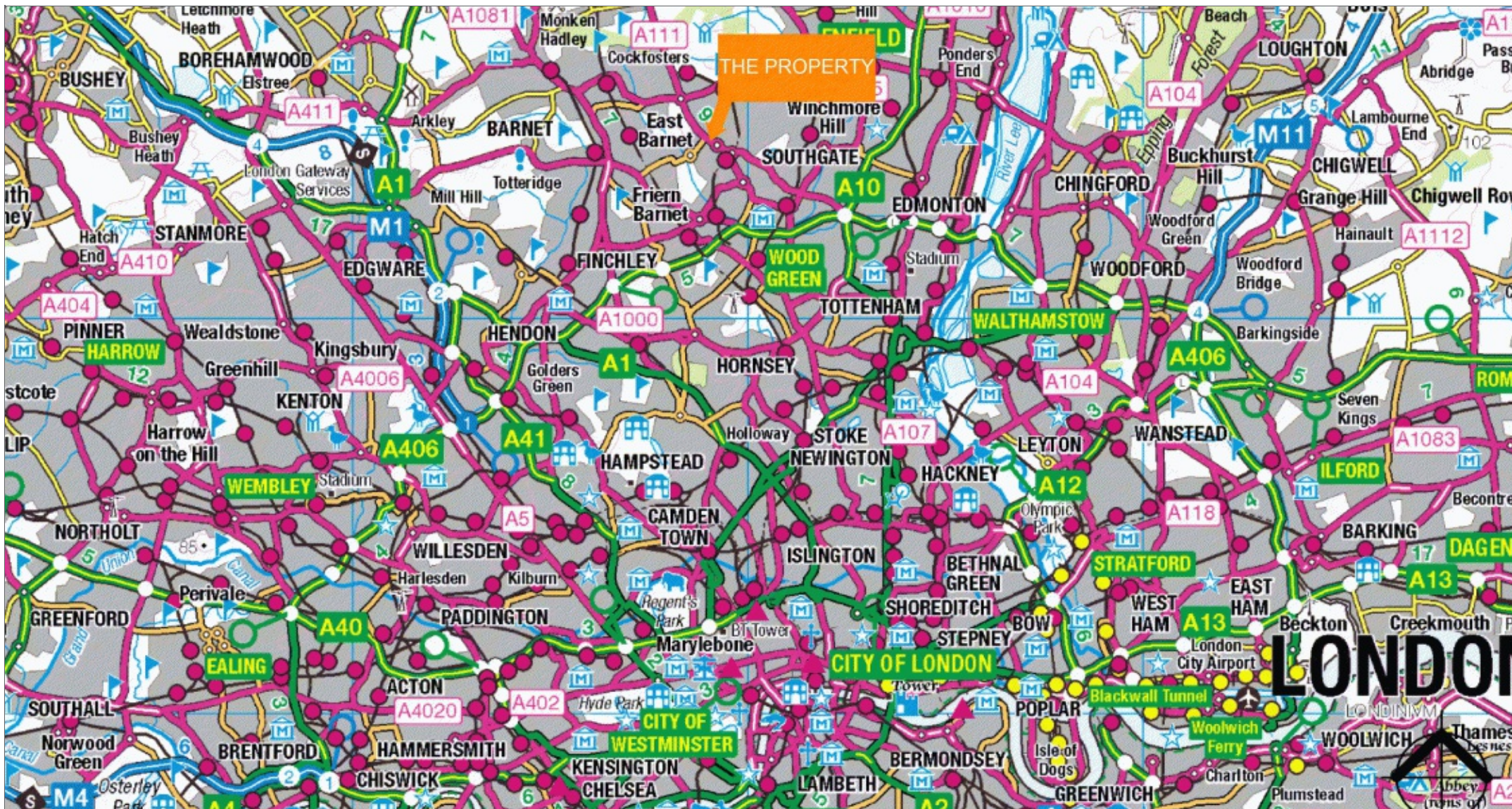
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## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Hamish Smart

+44 (0)20 7034 4864

+44 (0)7535 891 850

[hamish.smart@acuitus.co.uk](mailto:hamish.smart@acuitus.co.uk)

### Seller's Solicitors

#### Parkes Wilshire Johnson Solicitors

1 Cockfosters Parade

London

Barnet

EN4 0BX

#### Judith Bleetman

020 8441 1556

[judith.bleetman@pwjsolicitors.co.uk](mailto:judith.bleetman@pwjsolicitors.co.uk)

### Associate Auctioneers



#### Highview Estates

2/8 Scrutton Street

EC2A 4RJ

#### Alex Klemin

020 7247 1513

07831 112266

[a.klemin@highviewestates.co.uk](mailto:a.klemin@highviewestates.co.uk)

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September 2020