

21-25 Viceroy Parade, 71-75 High Road East Finchley, London N2 8AQ

lot 5

Retail and Residential Investment

- Retail let to Iceland Foods Limited until 2022 (no breaks)
- The tenant, as Iceland and former Bejam, have been in occupation for over 40 years
- Prominent frontage to the busy High Road (A1000)
- Nearby occupiers include Santander, Budgens, Post Office and NatWest

Rent
£100,980
per annum
(gross),
£70,122.34
pax (Net)



Location

Miles: 5.5 miles north of Central London
1.5 miles north of Highgate
2.5 miles north of Hampstead

Roads: High Road (A100), A1, North Circular (A406)

Rail: East Finchley Underground Station (Northern Line)

Air: London Heathrow Airport, London Luton Airport,
London Stansted

Situation

East Finchley is an affluent and densely populated North London suburb. The property is prominently situated on the west side of the busy High Road (A1000) close to its junction with East End Road and Beresford Road. Neighbouring occupiers include Santander, Budgens, Post Office and NatWest.

Description

The property comprises a ground floor retail unit with six residential flats on the first and second floors. The property benefits from rear customer access and 18 car parking spaces.

Tenure

Long Leasehold. Held for a term of 99 years from 25th March 1972 until 2071 at a current rent of £30,857.66 per annum exclusive subject to 33 yearly reviews.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversions
Ground	Retail/ Ancillary	468.30 sq m (5,041 sq ft)	ICELAND FOODS LIMITED (1)	10 years from 01/01/2012	£100,500	2022
First/Second	6 x Residential Flats	Not measured	INDIVIDUALS	99 years from 25/03/1972 until 2071	£480	2071
Total Commercial Floor Area		468.30 sq m (5,041 sq ft)			£100,980	

(1) For the year ending 29/03/2013, Iceland Foods Limited reported a turnover of £2,604,669,000, pre-tax profits of £188,146,000 and a total net worth of £516,857,000. (Source: www.riskdisk.com 20/02/2014)

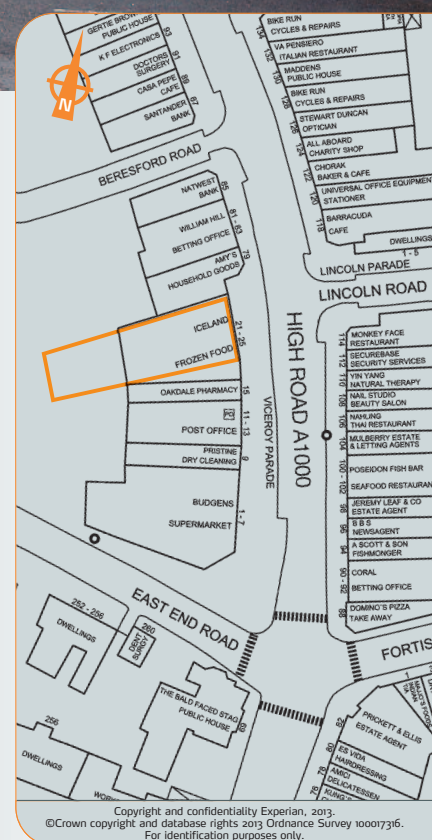
For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Singhania & Co LLP
134 Buckingham Palace Road, London SW1W 9SA.
Tel: +44 (0)20 7259 0229.
Email: elizabeth@singhaniauk.com
Ref: Elizabeth Besufekad.



Copyright and confidentiality Experian, 2013.
© Crown copyright and database rights 2013 Ordnance Survey 10007316.
For identification purposes only.