



GILMARTIN LEY

# Freehold Investment For Sale in Highgate Village - London N6

December 2017 Rent Review Outstanding

**High Tea of Highgate**  
50 Highgate High Street,  
Highgate,  
LONDON, N6 5HX



### Area

Net Internal Area: 66 sq.m. (711 sq.ft.)

### Price

Guide Price £675,000 subject to contract



### Property Description

The property comprises a four storey mid terrace retail unit (A1 Use) and residential upper parts. The ground floor and basement are currently let at £26,350 pa on a single fully repairing and insuring lease for a term of 25 years from 3rd December 2007, with provision for five yearly rent reviews. The rent review effective 3rd December 2017 is outstanding.

The residential maisonette has been sold off on a 99 year lease from March 1983 at a nominal ground rent.

The ground floor and basement retail element is currently operating as a tea room, configured to provide seating for approximately 25 customers, with additional outside seating within the rear courtyard garden. The basement is currently predominantly used for storage.

Copies of the Leases are available to download from our website.

- > Rarely available freehold investment in the Heart of Highgate Village
- > Passing rent £26,350 per annum
- > Outstanding rent review dated 3rd December 2017
- > Upper residential parts sold off on 99 year long lease with circa 64 years remaining
- > Affluent and highly desirable North London location
- > Excellent public transport links
- > 750m to Highgate Underground Station

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	40.50	435	
Basement	25.64	275	
Upper residential parts			sold off on a long lease

### Property Location

The subject property is situated in the heart of Highgate Village on the north side of Highgate High Street, west of the junction with Townsend Yard and east of Pond Square.



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Highgate Village is one of the most sought after residential areas of North London. The property is surrounded by a mix of high street chains, pubs, restaurants and independent shops, which include; Barclays Bank, Tesco Express, Pizza Express, Caffè Nero, Strada, Côte Brasserie and Café Rouge, Le Pain Quotidien, Gails Bakery, Costa, Lloyds Bank, Barclays Bank, The Angel Inn, The Bull, The Dukes Head, and The Flask.

Highgate School is situated circa 200m to the north-west of the property on North Hill.

Highgate London Underground Station (Northern Line) is circa 750m to the north.

Highgate High Street (B519) is the main road passing through the Village and connects with Hampstead Lane and Highgate West Hill at its western extremity.

To the south-east, Highgate High Street becomes Highgate Hill, which intersects with Archway Road, Holloway Road and Junction Road, 1km from the property. There are several bus routes that serve Highgate High Street with connections to Finsbury Park, Brent Cross, Holloway and Crouch End.

**2017 Rateable Value** £22000.00

**Estimated Rates Payable** £9526 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale subject to the lease to High Tea of Highgate for 25 years commencing 2nd December 2007, with a passing rent of £26,350 per annum.

The upper residential maisonette has been sold on a 99 year long lease from 25th March 1983 with a nominal ground rent.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Haringay

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/26492>  
99 Year lease dated 17th November 1983 relating to upper floors  
Freehold title register  
Freehold Title Plan  
Lease  
Energy Performance Certificate

**Last Updated:** 23 Apr 2018

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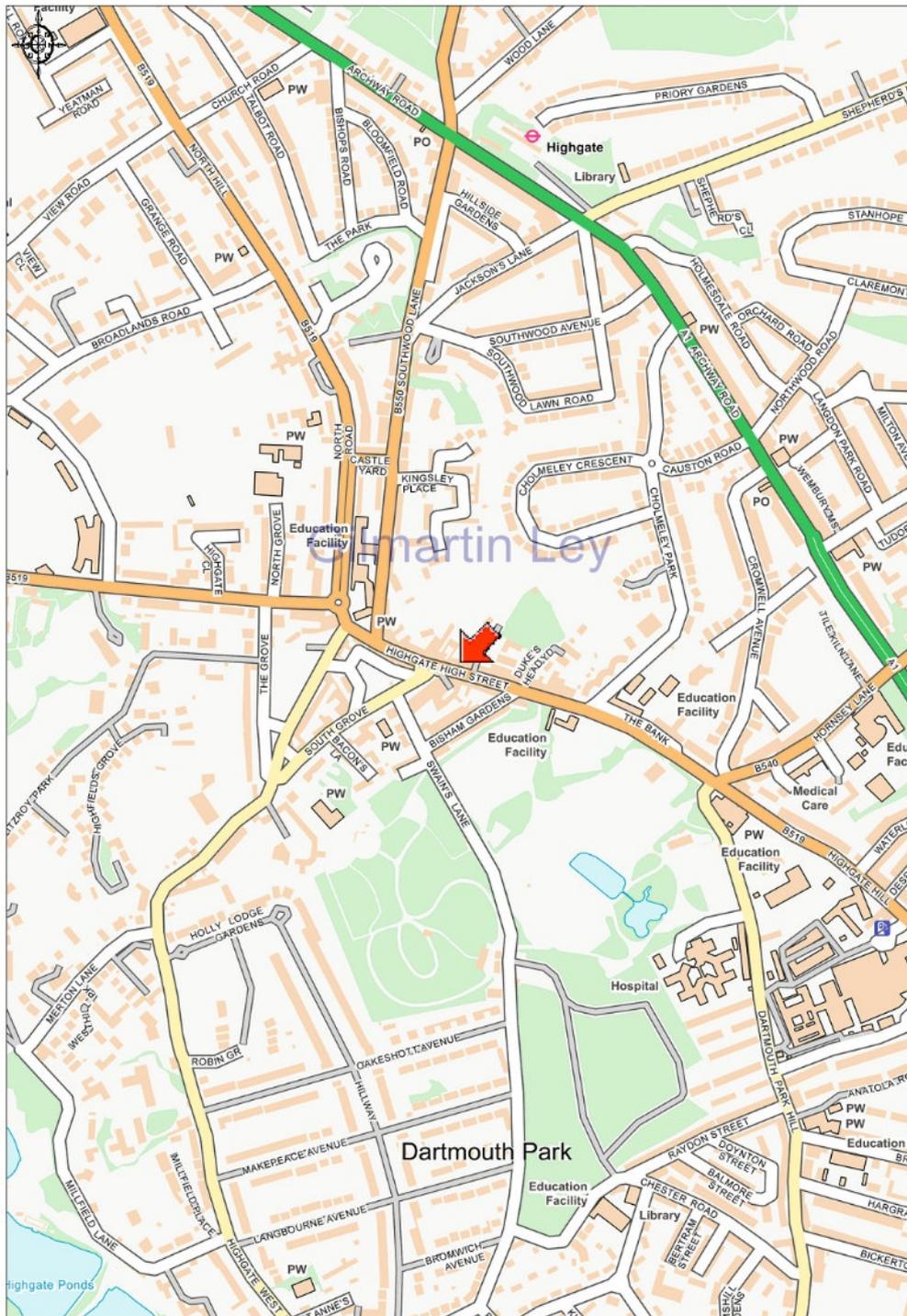


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Our ref: 26492

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

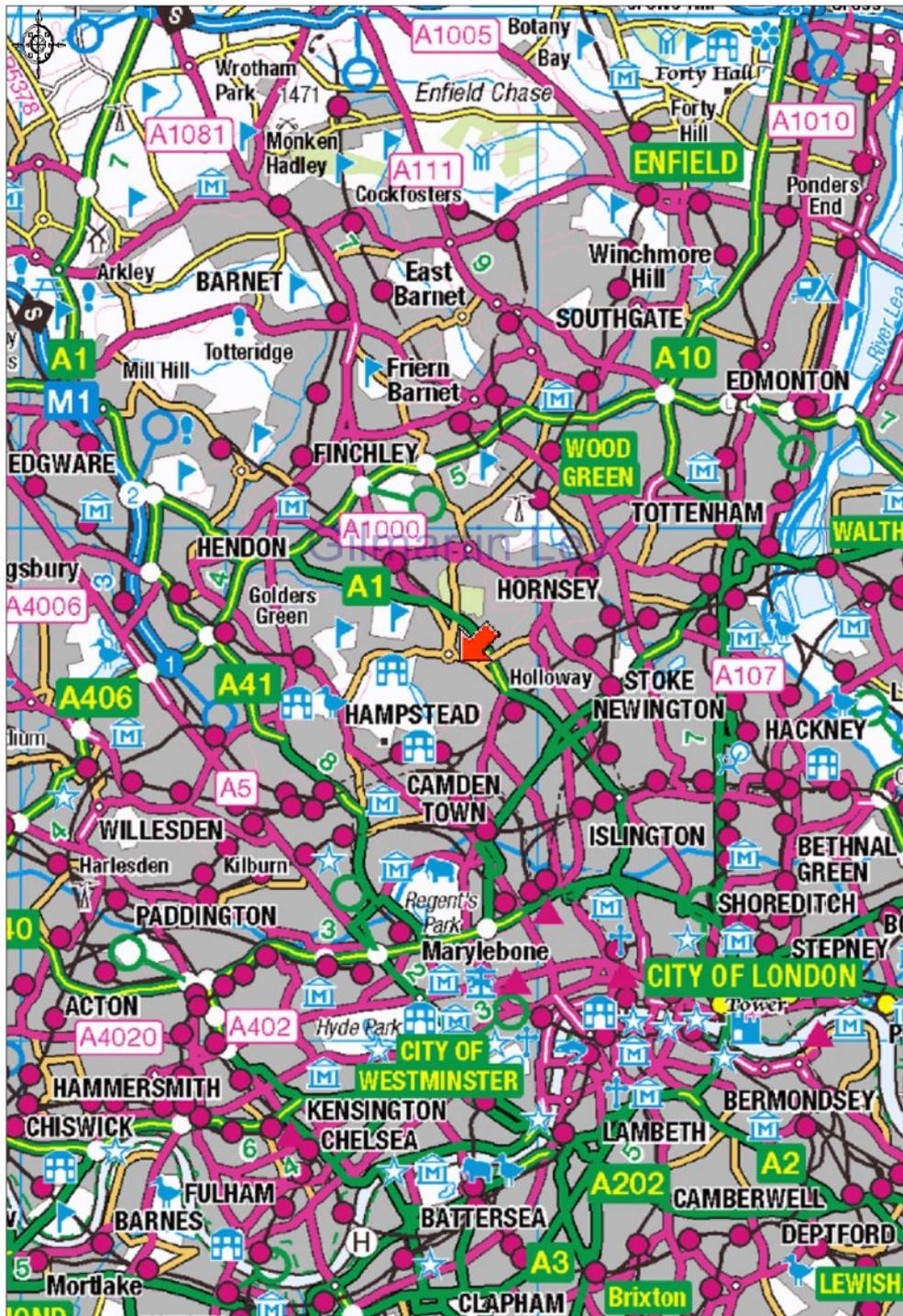


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Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



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