



GILMARTIN LEY

Freehold Ground Rent For Sale - London N12

Passing income of £1,500 pa

**760 High Road,
North Finchley,
LONDON, N12 9QH**



Price

Offers in excess of £30,000 subject to contract



Property Description

This property is an imposing mid-terraced building originally built in the 1930s as a furniture showroom and billiard hall.

The property is not Listed but it is locally listed.

The property is set out over basement, ground, first and second floors.

We estimate the Gross Internal Area to be c. 8,330 sq ft including 2,000 sq ft at basement level.

Externally there is a rear yard / car park which is accessed via a car park on Stanhope Road. While this access has clearly been in place for a long time the registered title makes no mention of a right of way.

The freehold is subject to a 999 year lease from 29/9/1936 (913 years unexpired). This lease grants the tenant a right of way over the land to the rear leading to Stanhope Road.

The lease is silent as to user and the rent is fixed at £1,500 pa as a result of a deed dated 15/12/1977.

The lease provides for the tenant to insure.

Structural alterations and redevelopment are permitted only with the landlord's consent which is not to be unreasonably withheld or unduly delayed.

The lease contains no restrictions in respect of sub-letting or assignment.

Key considerations

- > Freehold
- > Fixed - very secure - income of £1,500 pa for 913 years



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Accommodation

Gross Internal Area: 774 sq.m. (8,331 sq.ft.)

Accommodation	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
The entire property	1,500	999 year lease from 29/9/1936	774	8,331	Estimated area.
Total	1,500				

Property Location

The property occupies a prominent commercial position on the east side of the High Road, close to Tally Ho Corner in North Finchley which is an affluent part of North London.

Public transport communications are excellent: the High Road is a principal bus route and Woodside Park Underground Station (Northern Line) is 650 metres to the west.

Terms Freehold for sale subject to the lease for 999 years from 29/9/1936.

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

Local Authority: London Borough of Barnet

Viewings: From the roadside only

Further information at: <https://www.gilmartinley.co.uk/properties/30162>
1984 Deed
1977 Deed
1991 Licence for alterations
1936 lease
Title Plan

Last Updated: 21 Nov 2022

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OS MasterMap 1250/2500/10000 scale
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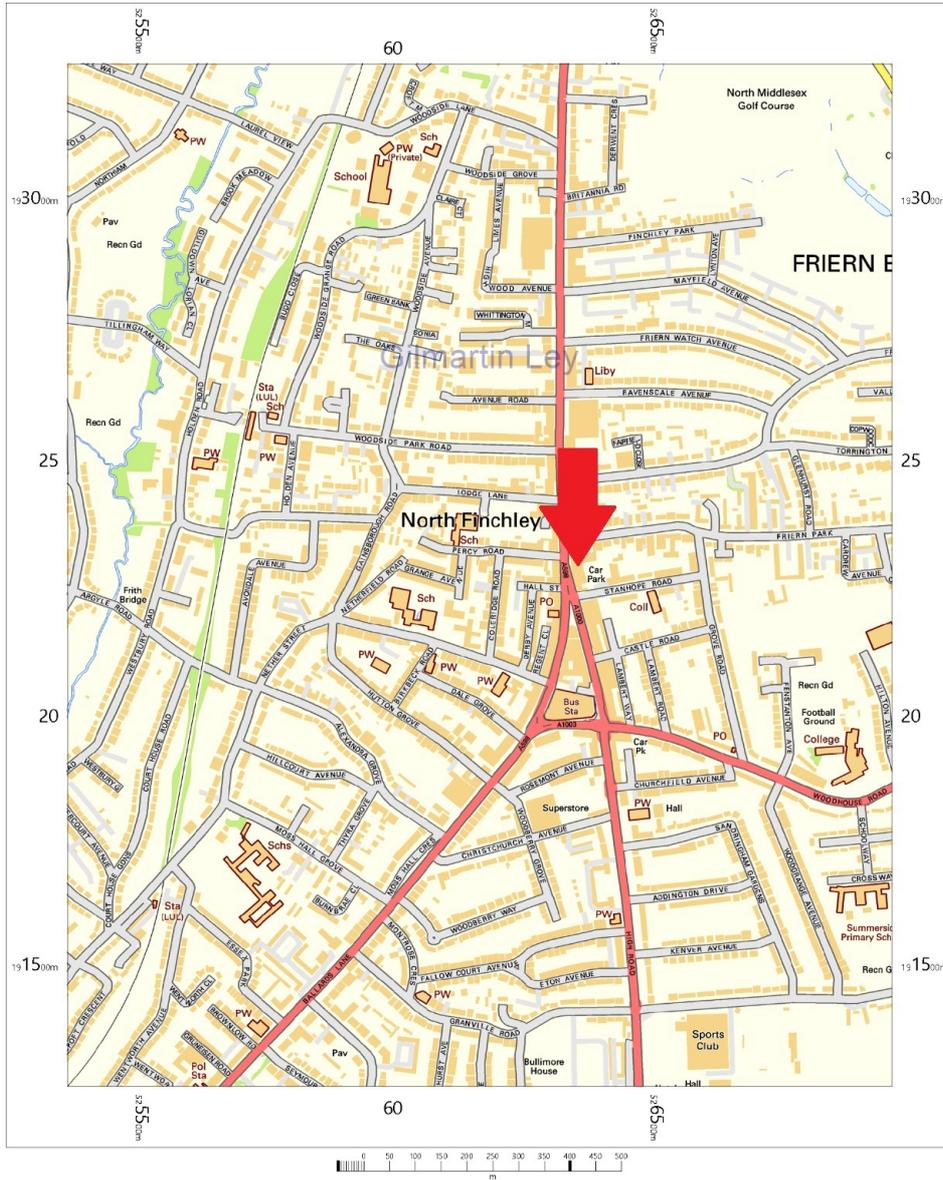


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OS Streetview
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<https://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/north-finchley/london/n12/30162>

Our ref: 30162

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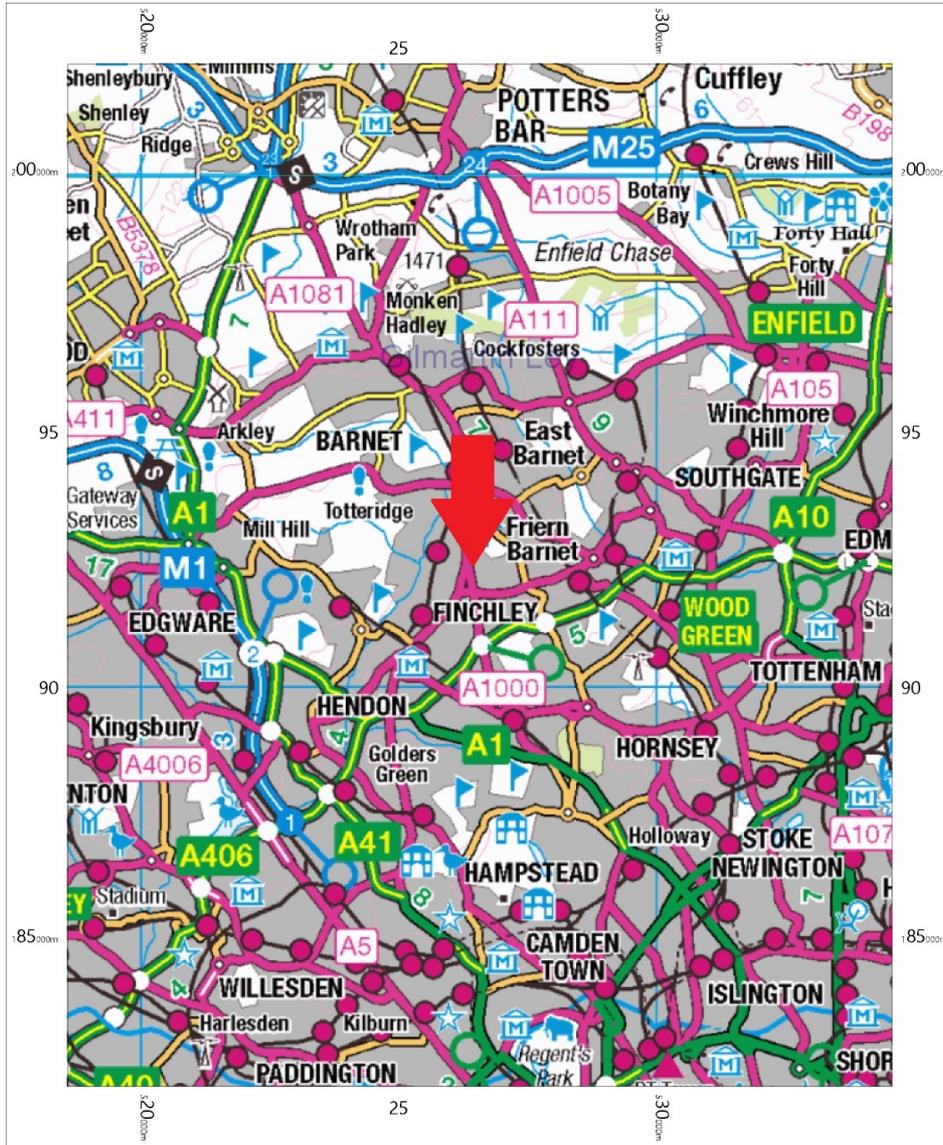


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