

INCOME PRODUCING FREEHOLD INVESTMENT FOR SALE (Business NOT affected)



1288-1290 HIGH ROAD, WHETSTONE, LONDON N20 9HJ

An imposing, corner sited, High Road freehold building comprising;
ground and basement level restaurant unit – trading as *Matthew's Kitchen*, plus 5 flats above.
All flats have been sold off on long leases – lease terms & ground rent details overleaf.

The High Road benefits from an array of shops, restaurants & coffee shops – including; *Boots*,
Waitrose, *Costa Coffee*, *Marks and Spencer*, and a number of independent traders.

The area is well served by public transport, with bus services running along the High Road, and
with Totteridge & Whetstone underground station (Northern Line) being within a quarter of a mile.

All viewings strictly by appointment only

GUIDE PRICE: £950,000 - FREEHOLD



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR IMSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

Ground Rent & Lease Details

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|---------------------------------------|--|--|
| <i>Matthew's Kitchen</i> 1288-1290 | Let on a 20 year term commencing June 2021 | Passing rent £63,500 PAX, Next Review date June 2026. Break option – August 2027 |
| FLAT 1288a | 189 year lease commencing Dec 1987 | Approximately 153 years remaining Ground Rent currently £200 PA |
| FLAT 1288b | 189 year lease commencing Dec 1987 | Approximately 153 years remaining Nil Ground Rent |
| FLAT 1290a | 189 year lease commencing Dec 1987 | Approximately 153 years remaining Ground Rent currently £250 PA |
| FLAT 1290b | 189 year lease commencing Dec 1987 | Approximately 153 years remaining Ground Rent currently £200 PA |
| FLAT 1290c | 189 year lease commencing Dec 1987 | Approximately 153 years remaining Ground Rent currently £200 PA |

Commercial Unit Energy Performance Certificate: D



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