

FOR SALE – FREEHOLD RETAIL INVESTMENT



68 Myddleton Road, London, Greater London, N22 8NW

854 Sq. Ft (79.34 Sq. M)

£240,000 Exclusive

- **Prominent location**
- **Rare investment opportunity**
- **Presented in excellent condition**

Location:

Situated on Myddleton Road, a popular and well known local retail parade. This is a busy pedestrian and vehicular road in the Bounds Green area and nearby transport links include Bowers Park (Great Northern and Thameslink lines) over ground and Bounds Green underground station. The property is in close proximity to the A109 Bounds Green Road and A105 Green Lanes Road which provides a direct link to the A406 North Circular which serves the M1, A10 and M25.

Description:

Ground floor self contained retail unit in a mid terraced building. The self-contained residential uppers have been sold off on long leases and do not form part of this sale. The unit is occupied by a sports social club and benefits from an open plan bar/restaurant area, W/C, fully fitted kitchen with extraction, and a staff/storage room to the rear elevation. The property also benefits from two door entrance, recessed spotlights, and wall-mounted aircon/heating. To the rear elevation of the property there is an external single-story building which is being used as an external storeroom.

Tenancy:

Let to a social club for a term of 7 years commencing 18th December 2020, having approximately 3 ½ years remaining at an annual rent of £15,000 per annum exclusive giving a gross investment yield of 6.25%.

Further details available on application.

Terms:

To be sold as an investment at a freehold price of **£240,000 exclusive**.

VAT:

The property is currently not elected for VAT and therefore is not payable on the purchase price.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground floor retail unit	854	79.34

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates:

From enquiries we understand as of 1st April 2023 the rateable value is £12,000 giving a rates payable in the order of **£6,000**.

Interested parties are urged to contact the Local Authority for further information.

EPC:

TBC

Viewings:

For viewings and further information please contact:

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