



## SITUATION

Located near to the junction with Lordship Lane and being approx. ¼ mile from the multiple shopping facilities further along High Road and Bruce Grove Overground Station. The new Tottenham Hotspur Football Stadium is located approx. ½ mile to the north adding to the area's regeneration. Tottenham is a busy residential and commercial area lying approx. 8 miles north of central London.

## PROPERTY & ACCOMMODATION<sup>1</sup>

A modern attractive corner property built circa 2012/13 comprising:

- **42 Self-Contained Flats** planned on ground, first, second and third floors together with a gated onsite car park.
- **A Ground Floor Commercial Unit.**

<sup>1</sup>Not inspected by Barnett Ross

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring head lease to **One Housing Group Limited** for a term of 250 years from 22nd March 2012 at a current rent of **£8,525 per annum** exclusive **doubling every 25 years (see Notes 1 & 2).**

**Note 1:** In accordance with their head lease, **One Housing Group** currently pay the ground rent to the Freeholder in respect of 30 flats in the building and a breakdown of the ground rent calculation is available in the legal pack. Refer to 'Note 2' below regarding the ground rent for the remaining 12 flats.

**Note 2:** In accordance with the head lease to **One Housing Group**, whilst any flat is designated by the local planning authority as Affordable Rented Housing, Social Rented Housing or Intermediate Rented Housing the ground rent for such a flat shall be one peppercorn. In addition, the head lease also states that whilst any flat is in Shared Ownership, ground rent becomes payable when the lessee of such a flat has acquired a 100% equity share in the lease of their flat.

**12 of the flats currently fall within one of these categories so there is potential for the total ground rent to increase in the future.**

**Note 3:** The commercial unit has been sublet for a term of 250 years (less 1 day) from 22nd March 2012 at a peppercorn ground rent.

**Note 4:** There is a 4 week completion.

**£8,525 p.a. with  
future increases**

## Vendor's Solicitors

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