Lot 1

20 Aldermans Hill, Palmers Green, London N13 4PN

***Guide: £500,000+**
Restaurant/Takeaway, Office & 2 Flats
6 week completion



SITUATION

Occupying a prominent trading position less than 75 yards from both Palmers Green Station (Great Northern and Thameslink) and 'The Triangle' at the junction with Green Lanes, opposite **Morrisons** and amongst such other multiples as **Subway**, **Gails**, **Cex**, **Holland & Barrett**, **McDonald's**, **Costa** and many others.

Palmers Green is a popular north London suburb which lies approx. 8 miles north of central London and benefits from good road links via the North Circular Road (A406) and the Great Cambridge Road (A10).

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant/ Take-away & Basement** with separate front access to an **Office & Flat** on the first floor and a **Self-Contained Flat** on the second floor. In addition, there is a rear service road which provides parking for up to 4 cars accessed via Devonshire Road.

Note: Refer to the Auctioneers for the video tours of the property.

ACCOMMODATION

Ground Floor Restaurant/Take-away		
Gross Frontage		19'0"
Internal Width		13'11"
Shop Depth		26'2"
Built Depth		55'0"
WC		
Area	Approx.	694 sq ft
Basement		
Area	Approx.	684 sq ft
First Floor Rear Office		
Area	Approx.	157 sq ft
First Floor Flat		
2 Rooms, Bathroom, sep. WC		
Area	Approx.	480 sq ft
Second Floor Self-Contained Flat		
2 Rooms, Kitchen, Shower/WC		
Area	Approx.	387 sq ft
Total Area	**Approx.**	**2,402 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Suk Ping Hou as a Chinese Take-away** for a term of 20 years from 24th June 2011 at a current rent of **£28,000 per annum** exclusive.

Rent Review June 2026 (Notice served by Landlords at £40,000 per annum)







£28,000 per annum

The Surveyors dealing with this property are **John Barnett** and **Rocco Kay**

Vendor's Solicitors
Eracleous & McKenna
Tel: 020 8242 5558 Ref: Savvas Eracleous
Email: savvas@eandmsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**