



# 15-15A EMPIRE PARADE, EDMONTON

London, N18 1AA

RETAIL & RESIDENTIAL FREEHOLD INVESTMENT

**FOR SALE**

# EXECUTIVE SUMMARY



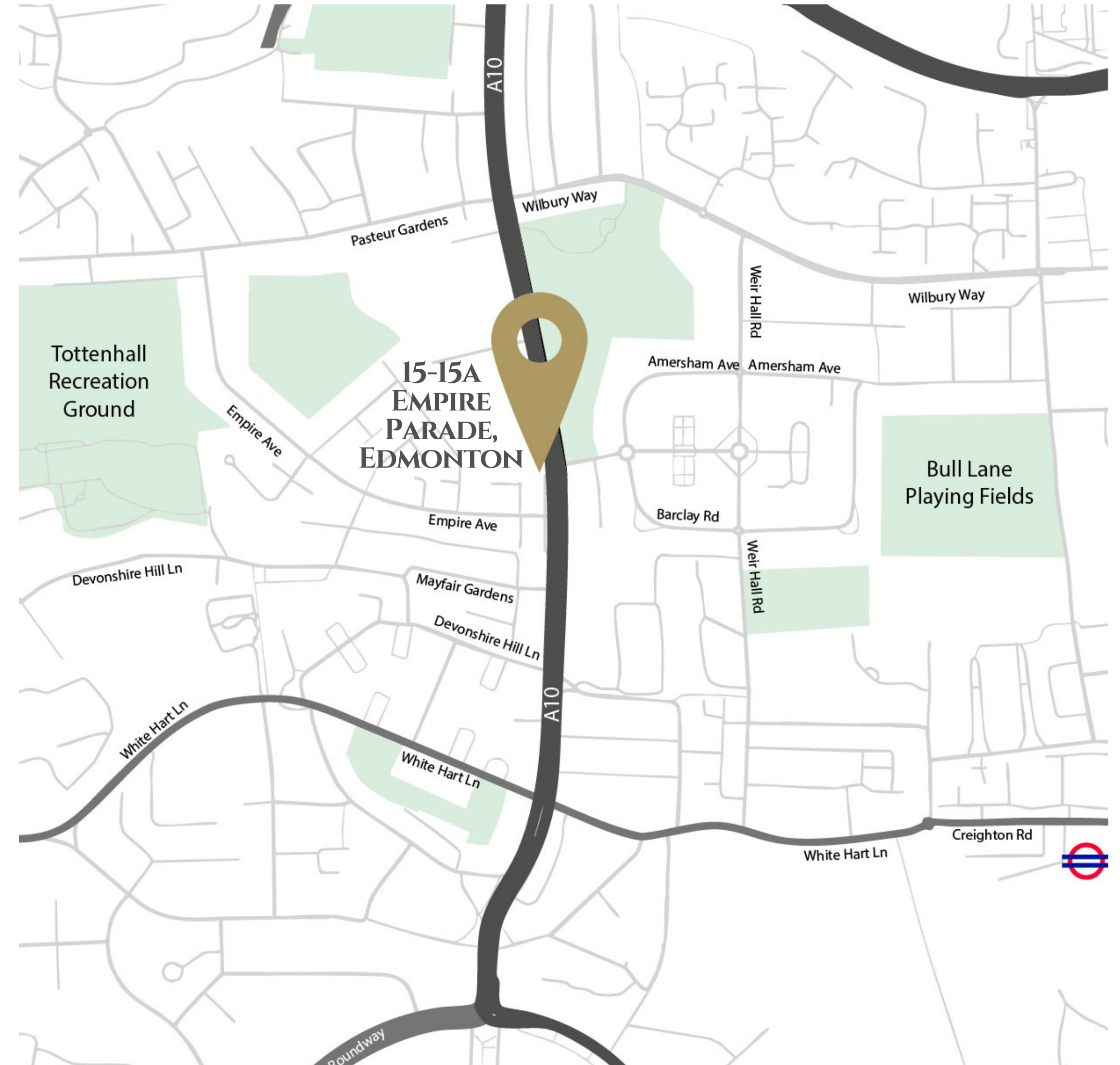
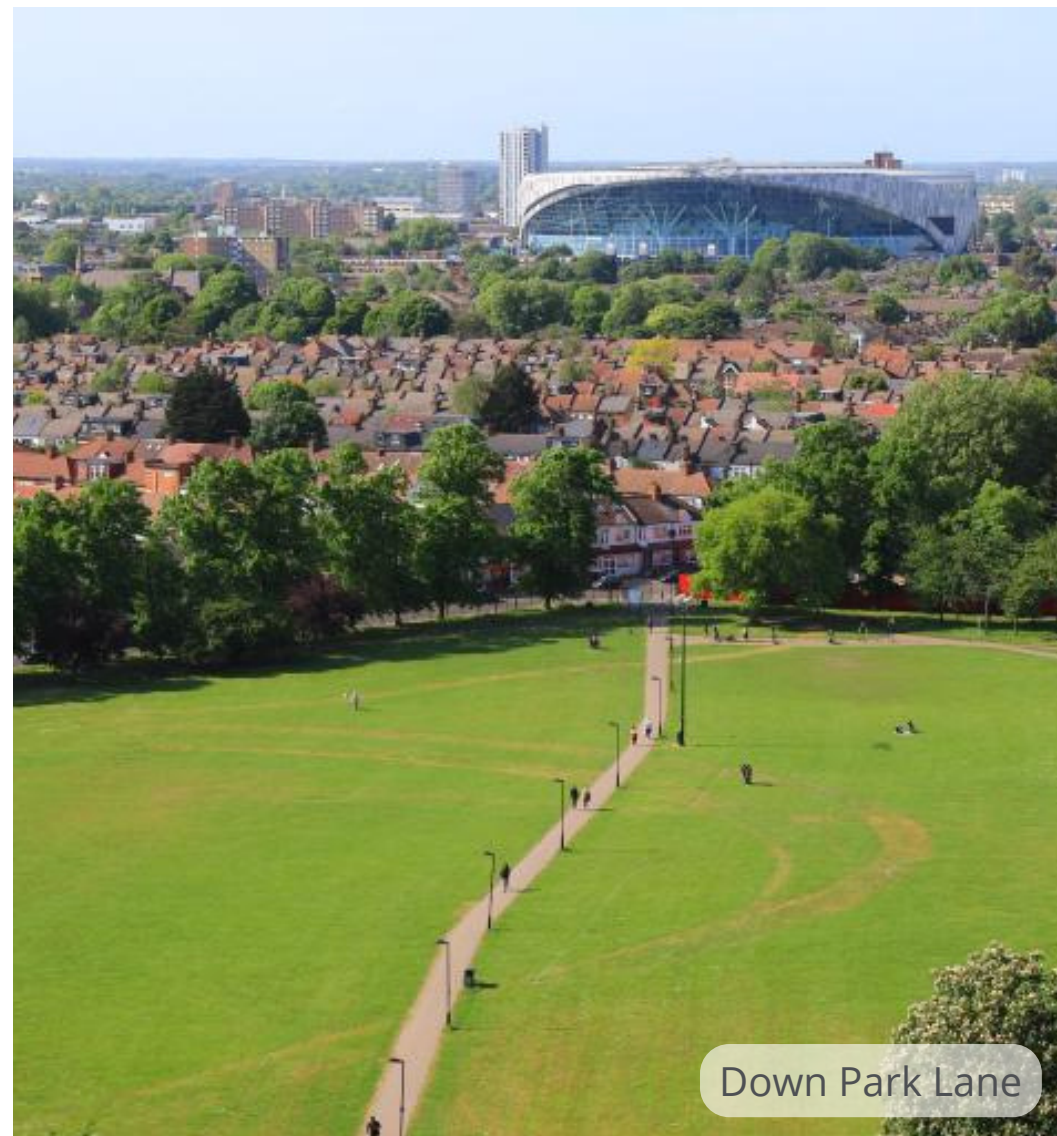
- 15-15A Empire Parade is mixed use property comprising two ground floor units with four self-contained residential flats above.
- The property is situated and set back onto a popular shopping parade in Edmonton.
- The total area of the property extends to 2,929sq ft.
- The commercial leases produce £24,000 per annum on 10-year terms from 2018, and the residential units generate £74,280 per annum on ASTs.
- This provides a combined annual income of £98,280.
- There is potential for further development potential to the rear, in line with some of the neighbouring buildings (STPP).
- Offers are invited in excess of £1,400,000, for the Freehold Interest, Subject to Contract.



# LOCATION

The property is situated on the west side of Great Cambridge Road (A10) and set back onto a popular neighbourhood shopping parade in a predominantly residential area.

The property has excellent road links to Central London via A10, the main arterial route though north London to Central London. Rail connectivity is not the strongest with the closest stations being White Hart Lane and Silver Street (Overground). Both being approximately 20 minutes walk away.



# CONNECTIVITY

BY FOOT

|                         |        |
|-------------------------|--------|
| White Hart Lane Station | 25 min |
| Silver Street Station   | 26 min |

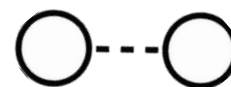
BY ROAD

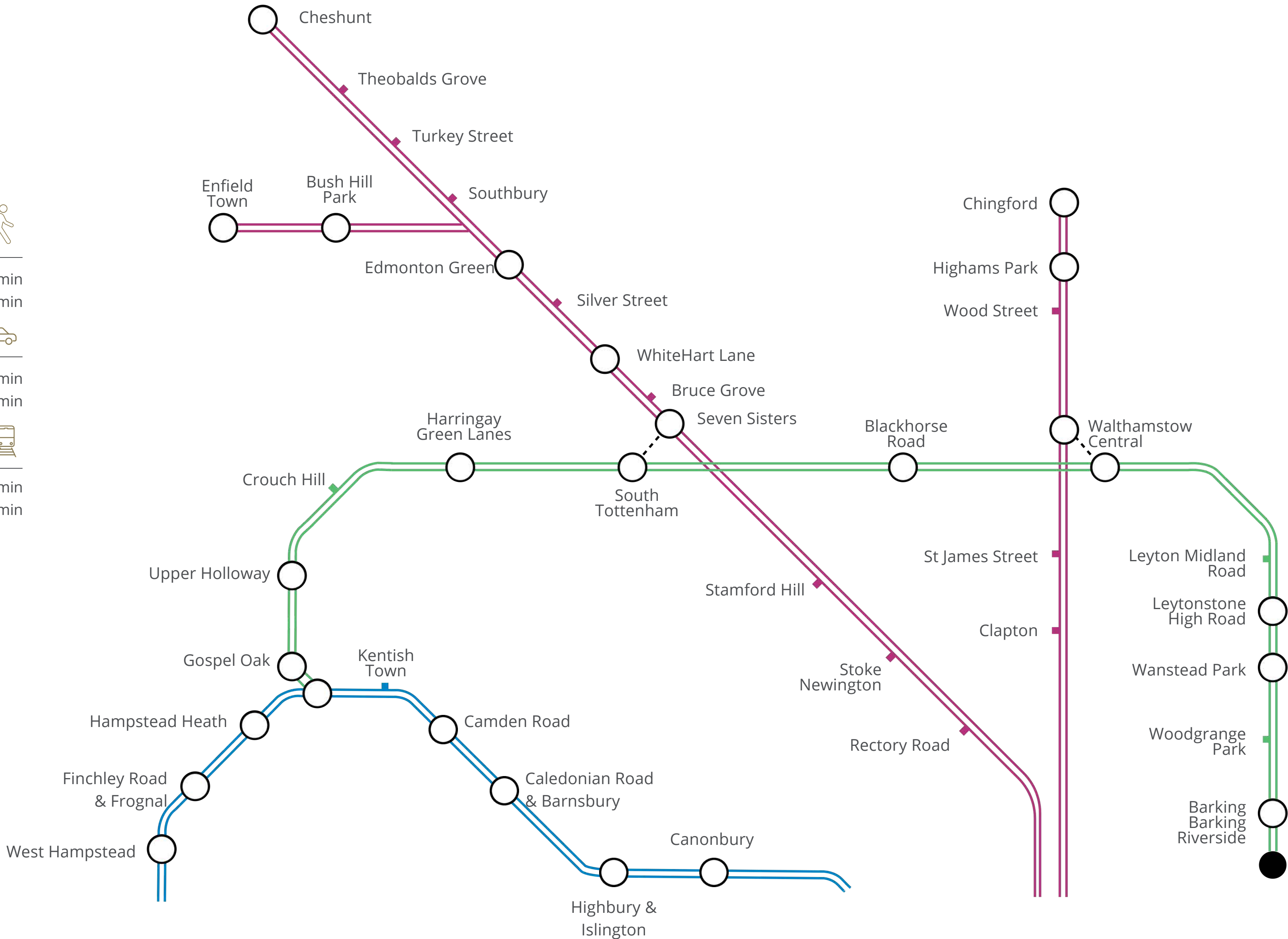
|                         |       |
|-------------------------|-------|
| White Hart Lane Station | 7 min |
| Silver Street Station   | 9 min |

BY RAIL

|                         |        |
|-------------------------|--------|
| White Hart Lane Station | 17 min |
| Silver Street Station   | 12 min |

- WEAVER LINE
- MILDMAY LINE
- SUFFRAGETTE LINE

 Under 10 min walk via street



## DESCRIPTION

The property is an end of terrace mixed use building on a prominent retail parade, comprising two ground floor retail units with four self-contained residential flats above.

The rear land is accessed from Empire Avenue and is considered suitable for further development.

Neighbouring properties suggest there is a precedent for a rear extension and additional massing (STPP).

The property benefits from dual access at the front and rear, allowing for separate entrances and flexible development schemes. Interested parties are advised to conduct their own due diligence.



# TENANCY AND ACCOMODATION

The ground floor unit at number 15 is let to a private individual t/a 'Fatma's Beauty Salon' at a passing rent of £12,000 per annum for a term of 10 years from 2018.

The ground floor premises at 15a is let to a private individual t/a 'Ace Grooming Room' at a passing rent of £12,000 per annum for a term of 10 years from April 2018.

The flats are let on AST’s at a combined rent of £74,280 per annum. The Total Current income is £98,280 per annum.

| Tenant               | Unit       | SQM   | SQ FT | Rent    | Lease Start | Lease End  |
|----------------------|------------|-------|-------|---------|-------------|------------|
| Fatma's Beauty Salon | Ground 15  | 57.71 | 621   | £12,000 | 04/2018     | 04/2018    |
| Ace Grooming Room    | Ground 15a | 36.5  | 393   | £12,000 | 04/2018     | 04/2018    |
| Private              | Flat 1     | 51.3  | 552   | £19,800 | 01/04/2023  | 31/05/2026 |
| Private              | Flat 2     | 50.9  | 592   | £16,680 | 07/11/2017  | 06/12/2024 |
| Private              | Flat 3     | 35.6  | 383   | £21,600 | 06/08/2024  | 05/08/2025 |
| Private              | Flat 4     | 36    | 388   | £16,200 | 27/02/2024  | 26/08/2025 |
| Total                |            | 268   | 2,929 | £98,280 |             |            |

These floor areas are provided for indicative purposes only and are not to be relied upon.

# TENURE

The asset is held Freehold, under Title Number: MX31270

# PROPOSAL

Offers in excess of £1,400,000, for the Freehold Interest, Subject to Contract.

# VAT

The property is not elected for VAT

# EPCS

Available upon request

# ANTI-MONEY LAUNDERING

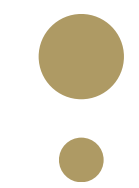
In accordance with AML Regulations, the successful standard purchasers will be required to satisfy the Vendor on the source of funds for this acquisition

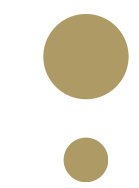
Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

 [WWW.RIB.CO.UK](http://WWW.RIB.CO.UK) 

## FOR FURTHER INFORMATION CONTACT:

 **Damien Field**  
07956 125 543  
Damien@rib.co.uk

 **Michael Georgiou**  
07879 896 480  
Michael.g@rib.co.uk

**RIB**

ROBERT IRVING BURNS