

LOT R240215 363 - London

ResidentialAuction- 14th February2024

allsop



INVESTMENT/VACANT - VirtualFreeholdShop Unit with Four BedroomMaisonetteabove

49 Market Place, Falloden Way, Hampstead Garden Suburb, London, NW11 6JT

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GUIDE PRICE *

£725,000+

Gross Initial Yield 2.15%

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Live Stream

Key Features

- **Ground Floor Vacant**
- **Maisonette subject to an Assured Shorthold Tenancy**
- **Ground Floor** - Front Reception Area, Middle Production Room, Rear Storage Room, Separate WC
- **First Floor** - Reception Room, Bedroom, Kitchen. **Second Floor** - Three further bedrooms, Bathroom with wash basin, Separate WC
- Long Lease with approximately 1,937 years unexpired
- **Same Ownership for approximately 21 years**
- Total GIA approximately 202.01 sq m (2,174 sq ft)

Current Gross Rent Reserved

£15,588 p.a. (equivalent)

with Ground Floor Vacant

By Order of

The Court Appointed Receiver

Tenure

Long Leasehold. Held on a lease for 1992 years from 25th March 1969 (thus having approximately 1937 years unexpired) at a current ground rent of £5 per annum



Location

- ✚ The property is situated on the north side of Falloden Way (A1), close to its junction with Ossulton Way
- 🛒 Shops and amenities are available in East Finchley, Hampstead and Golders Green with Brent Cross Shopping Centre also being within reach
- 🚇 Northern Line underground services are available from East Finchley Station
- 📍 The A406 (North Circular Road) and the M1 Motorway are close by
- 🌳 The open spaces of Lyttelton Playing Fields and Hampstead Heath Extension are within reach

Allsop

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Schedule

Flat/Unit	Floor	Accommodation	ApproxGIA		Terms of Tenancy	Current Rent (PA)	Council Tax Band
49	Ground Floor	Shop Unit comprising Front Reception Area, Middle Production Room, Rear Storage Room, Separate WC	113.11 sq m	1,218 sq ft	Vacant	-	
		NIA approximately 111.1 sq m (1,196 sq ft)					
49a	First and Second Floor Maisonette	First Floor - Reception Room, Bedroom, Kitchen	88.9 sq m	957 sq ft	Assured Shorthold Tenancy for a term of 12 months from 15th September 2013 (holding over)	£15,588 p.a.	D
		Second Floor - Three further bedrooms, Bathroom with wash basin, Separate WC					
Total			202.01 sq m	2,174 sq ft	Total	£15,588 p.a.	

The measurements above are for guidance purposes only and buyers are advised to make their own enquiries before bidding

Featured 1



Featured2



Featured3



Featured 4





Featured6



Featured7



Featured8



Featured9



Featured 10







Featured 13



Featured 14



Featured 15



Featured 16



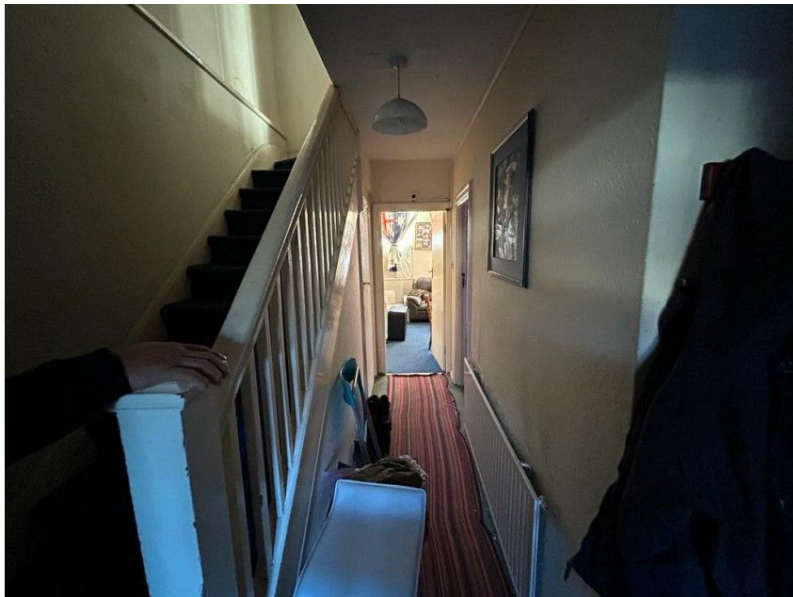


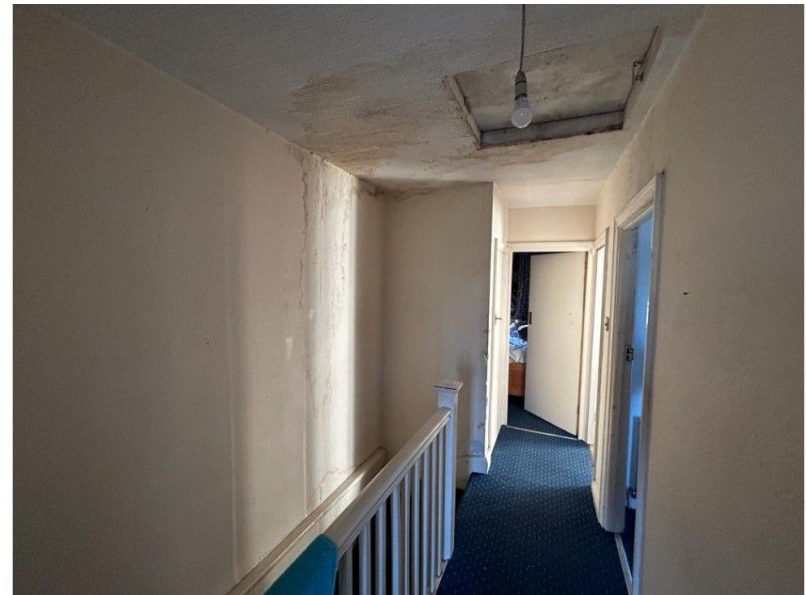
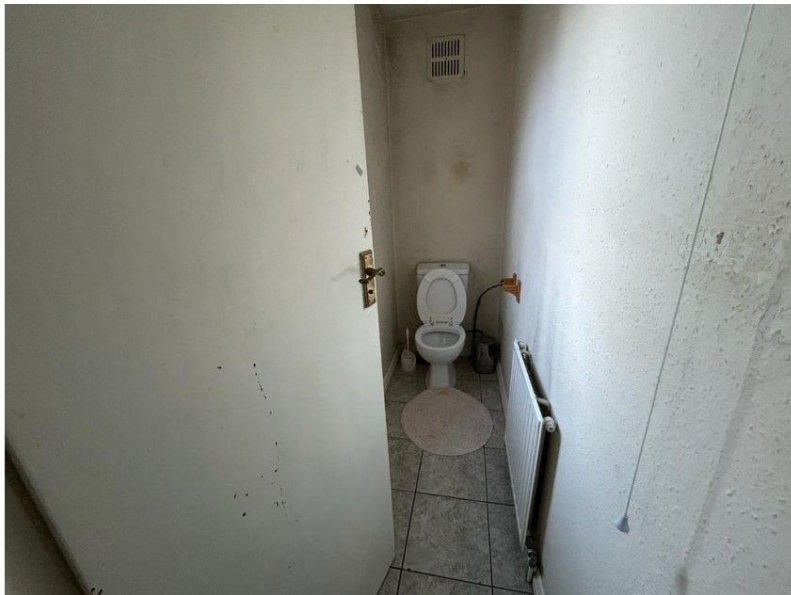














Disclaimer

Important notice- Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

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9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,500** inclusive of VAT
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Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

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11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

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