



17 Hanover Square
London, W1S 1BN

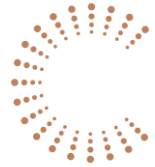
020 7887 2338
info@claridges-commercial.co.uk
claridges-commercial.co.uk

***101 Myddleton Road
London N22 8NE***

MARKETING REPORT

Prepared By
Claridges Commercial Property Consultants
17 Hanover Square, London W1S 1BN

Date: 28th November 2022



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1. AGENCY INSTRUCTION, BACKGROUND & SUMMARY

We were instructed to market the property for Ms Kelly Landau of Tesland Investments Limited, 228 Wightman Road, London N8 0ND on 14th June 2021. We inspected the property, carried out measurements and photographed the property and prepared marketing particulars. We confirmed terms to our client and these terms were signed by our client and returned the same day. We commenced marketing immediately and erected an agency board at the property saying “To Let”.

This report is intended to set out a summary of the marketing undertaken to date. This will include viewings we have undertaken of the premises and summarising the comments from parties that have inspected the yard space.

The property comprises a large ground floor commercial unit, incorporating a yard/courtyard area. The commercial unit is situated on Myddleton Road which is a trendy and popular street but with very limited footfall as it is hidden from the main thoroughfares and is really only a destination that will be known of if you lived or worked locally.

Our initial instructions was to find a tenant on a new full repairing and insuring lease either for the whole of the ground floor together with the yard area at a rental of £30,000 pa or as a reduced sized commercial unit without the rear yard at £17,000 pa. The yard was thought suitable as an outside seating area or could be covered subject to planning permission to include the capacity of the premises on a year round basis.

On 15th February 2022 our client then instructed us to market the commercial unit in shell condition, together with the rear yard for sale on a freehold basis at £400,000. The upper part being sold off on a long lease of 125 years from 2022 at £300 pa ground rent until 2047, rising to £600 pa until 2071 and then £999 pa for the remainder of the lease.

We are still currently marketing the premises and rear yard at a rental of £30,000 pa and also on a freehold basis at a reduced price of £385,000 as of today's date and have continued to market the premises continuously since June 2021 when we were instructed. We are still offering the premises on a commercial unit only basis at £17,000 pa, which reflects excellent value and undercuts the market in comparable locations by some degree. This is born out by local comparable evidence. Please see comparable rental schedule below. We had also indicated to interested parties that our client was prepared to offer a substantial rent free period in order for them to fit-out the premises and prepare them for trade. So we believe that we have offered good incentives by way of rent and conditions to make this property attractive to prospective tenants.

During the period of marketing we have had numerous discussions with our client regarding ways in which we can generate more interest, make the site more attractive to prospective tenants and price and marketing alterations. The main issue has surrounded the building being made an ACV (asset of community value) by the local authority as the council wanted it to remain as a public house/bar. In terms of rent we have already demonstrated that the rental level quoted was below the market level so we knew this was not the detracting factor.

The property was stripped out to a shell and core standard since our first instructions and the lack of basic fit-out had been compensated by the below market rent being offered together with a rent free period to allow tenants to put the premises into workable order.

The commercial unit is arranged as follows:

Ground floor commercial unit	1216 sq ft (113 sq m)
Rear yard	628 sq ft (58.38 sq m)
Front part of commercial unit only	843 sq ft (78.37 sq m)

Business rates are under the London Borough of Haringey and the rateable value is £10,300 and the EPC (energy performance certificate) is a Band B.



2. COMPARABLE RENTAL SCHEDULE

Property Address	Description	Rent	Total area
679 Green Lanes, London N8	Former bar	New lease at £35,000 pa	1300 sq ft
95 High Road, London N22	Retail premises	Held on a lease at £60,000 pa plus premium of £10,000	705 sq ft
334 Green Lanes, London N13	Retail premises	New lease at £24,500 pa	1006 sq ft
51 Turnpike Lane, London N8	Retail premises	New lease at £23,000 pa	680 sq ft

3. OVERVIEW

We have been operating as a commercial agency in the London market since 1983 and for many years we have had established offices in North and North West London and Central London in Hanover Square. We know the local market well and are well known in the marketplace to regular tenants looking for space as well as landlords and other commercial agents looking on behalf of clients.

4. MARKET CONDITIONS

Since 2020 (covid period) the commercial marketplace has been in decline with many businesses re-evaluating their business plans with staff opting to work from home as opposed to travelling to their place of business. There has been a complete mindset change. Towards the end of 2021 the marketplace started to subside and normalise with more interest across all property sectors and a general confidence returned to the market.

2022 has been a patchy year for interested parties taking commercial property and more recently with the war in Ukraine and the UK prime ministerial elections and rise in interest base rates has caused commercial business to cool and delay decision making.

5. MARKETING CAMPAIGN

We outline below the marketing we have undertaken since the date we commenced full marketing on 14th June 2021 up to the present day. Our marketing initiatives have included the following:

- i) A “TO LET” board was erected on the front fascia on 16th June 2021 advertising the availability of the retail space.

We have received over 52 enquiries in the period from 14th June 2021 to the present day either generated from the board or from our marketing campaign. The majority of the enquiries to rent the space that we received were mainly interested in uses such as day nursery, as it has a rear yard, or as a restaurant (both class E uses).

- ii) We prepared in-house marketing particulars with photographs and information about the available commercial unit and rear yard space, location, description of the premises, rental, etc. which was issued in June 2021. The marketing particulars were initially sent out in response to a number of clients’ requirements circulated by local agents as well as to clients on our database, which currently number around 26,000.
- iii) As the terms were changed on 15th February 2022 we amended our marketing particulars to advertise the property on a freehold basis as well as on a rental basis and sent details to all the clients on our database and adjusted the particulars on the websites detailed below.



- iv) Details of the premises were added onto our retail and restaurant lists on 17th June 2021 and amended on 16th February 2022. This list is updated on a daily basis and when we take on a new property this is added immediately and new lists are emailed out so that properties get immediate exposure. Upon change in the asking terms we updated details on the list.

An average of 350 lists are sent out weekly in response to telephone and email enquiries from individuals and companies looking for space in Greater London and the surrounding areas. The lists are sent to applicants by email within 24 hours of any enquiry. We also send an updated copy of our lists to applicants on our database once a month to let them know of any new properties we have taken on or any changes to rental or sale prices or other information in relation to all the properties we have listed.

- v) In June 2021, we placed the property on Estate Agents Clearing House and PIP (Perfect Information Property website) which are both property trade websites which are accessed by most commercial agents and also advertised the property on EG Propertylink, Zoopla, PropertySales.com and Realla/Costar. We updated the websites when any changes were made and advertised on a freehold basis.
- vi) Advertising on the web has resulted in 7,260 web page visits.

6. RESULTS OF MARKETING CAMPAIGN

From the 52 enquiries we received they resulted in 23 inspections of the site. One of these parties came back for a second and third visit. A number of parties that inspected felt that the premises required a great deal of preliminary works which included fire proofing, plaster boarding ceilings, toilet area etc. However this was countered by an offer of below market rent that was quoted for the commercial unit only coupled with the landlord's offer of a substantial rent free period to allow time and to cover costs of fit-out. More latterly once the ACV had been placed on the property restricting its use we received little or no interest. This was a major detracting factor. Other than the residents local action group there has been no demand whatsoever as a pub/bar drinking establishment.

We believe that we have carried out an extensive marketing campaign and have fully exposed the property to the market. If an interested party was looking for space they would have found the property by either seeing our agency board, searching on multiple property websites or contacted other commercial property agents who were made aware of its availability.

We have also demonstrated that the property was marketed at a competitive price below market rent and a substantial rent free period had been offered.

The alteration to the marketing particulars to show "freehold for sale and/or the ACV" had no beneficial effect and in fact the level of enquiries reduced dramatically.

In our opinion the property has been fully marketed and fully exposed to the marketplace in line with all our other properties that we are marketing

Please see below a list of viewings that we carried out at the property:



18/06/2021	Mas	Not busy enough location
18/06/2021	Kamal	Wanted it for a bakery
18/06/2021	Daniel Nyerges	Didn't hear back from applicant
15/06/2021	Rae Mclean	Too much work
16/06/2021	Walter	Refurbishment costs too high
15/06/2021	Ali	Not suitable
18/06/2021	Asha Tendager Woodentots Montessori Day Nursery Offered £30,000 pa rent	Required change of use for day nursery but were approached by a local campaign group who put in a lot of pressure saying that an application to day nursery would be refused.
18/06/2021	Rven Shamuel	Didn't like the location
18/06/2021	Cerkan	Not suitable needed smaller premises
18/06/2021	Akar Ismail	Made an offer on alternative premises
18/06/2021	Adnan Khafaji	Didn't like location – not enough footfall
18/06/2021	Petros Aristidou	Wanted it for a hairdressers – not suitable
18/06/2021	Amir	Refurbishment too costly
18/06/2021	Kamal Mohammad	Not suitable for their concept
18/06/2021	Constantine	Prefer a restaurant in a more vibrant location
18/06/2021	Hugo	High fit-out costs makes the premises unsuitable
13/07/2021	Asha Tendager/ Rupa	2 nd viewing with a colleague
16/07/22	Taneer Ahmed	Shisha lounge – chased but never heard from him again
20/07/22	Mehmet Tahir	Grocery shop – no offer made
25/07/22	Fatima	Beauty business – didn't like location
22/10/2021	Telena Lawrence	Her cuisine and style would not suit the location
03/11/2021	Valeros Moysidis	Premises too large for their requirements
03/11/2021	Nurul Islam	Not busy enough location for café
18/02/2022	Christopher Antoniadis	Didn't hear from them after viewing
18/02/2022	Sokol	Wanted to use premises as accountancy office – unsuitable
18/02/2022	Mohammad Saeed	Fit-out as restaurant too expensive
22/02/2022	Emmanuel Owusu – Keoz Lounge Ltd Offered £30,000 pa	Failed referencing and AML checks
21/02/2022	Diana Laghanashvili	Not suitable for alternative therapy business
24/02/2022	Kelly	Premises too large as start-up business
02/03/2022	Dina Balaj	Community Hub for charity – use not suitable
02/03/2022	Hussain Ali	Uncontactable after viewing
10/05/2022	Tom Smith	Gin distillery & bar - not enough footfall
15/05/2022	Victor Francis	Bathroom & tiles – lack of loading facilities
21/05/2022	Sam Williams	Lounge bar – not busy enough location
13/06/2022	Donna Dowe	Didn't like the location
05/07/2022	Anush Vuppala	Premises too small for their restaurant business
05/07/2022	Dan Jones	Found alternative premises
06/09/2022	Elham Pishgoo	Wanted for specialist cake business - unsuitable



7. Conclusion

Initially marketing went well but a number of parties as you can see were not struck on the location or the amount of work that was required. Once the ACV had been put in place, our marketing was extremely restricted and although we did have some people looking at the premises for a bar or coffee shop the general conclusion is that there is not enough footfall in Myddleton Road, hence probably why the bar closed down originally.

Myddleton is not on a main thoroughfare and is in a hidden location unless you know where it is.

We believe that we have done our utmost to market the property, fully expose it to the marketplace by way of signage, online marketing, mailshots to our extensive database. As you can see we have had quite a lot of interest but a combination of the ACV, location and works required have put off tenants. Our client did offer to contribute towards fit-out but most tenants felt that the location was not busy enough.

Enclosures

- Signed terms and conditions from client
- Original marketing details together with details amended to show "sale on a freehold basis".
- Screenshots of site advertised on various property portals both at original rent and showing "freehold basis"
- Copy of restaurant and investment list showing property listing



Signed terms and conditions on a rental basis received by our client on 14th June 2021



Connaught House, Broomhill Road,
Woodford Green, Essex, IG8 0XR

020 8559 1122
info@claridges-commercial.co.uk
claridges-commercial.co.uk

14th June 2021

Ms K Landau
Tesland Investments Limited
228 Wightman Road
London N8 0ND

Dear Ms Landau

101 Myddleton Road, London N22 8NE

I have pleasure in confirming your instructions to let the above property on your behalf. Under the Estates Agents Act 1979 and the Estates Agents (Provision of Information) Regulations 1991, we are required to confirm all the terms in written form which is contained within our standard Terms of Business as set out below. Please ensure that this is carefully read and please sign and return a copy of the last page by email.

By law you are legally required to comply with clauses 13 and 14, therefore **we cannot commence marketing the premises until we receive an EPC from you**. If you would like us to provide a quote to obtain an EPC, please do not hesitate to contact us.

- 1) **Client** **Tesland Investments Limited – Ms Kelly Landau**
- 2) **Property** **101 Myddleton Road, London N22 8NE**
- 3) **Instructions**

To offer the property generally in the open market on the basis of arranging letting the above-mentioned property at a rental of £30,000 pa for the whole shop and rear yard and £17,000 pa for the reduced sized shop, subject to contract.

You have advised me the property enjoys E use.

The property is to be offered with vacant possession.

3a) Claridges Estates Ltd are to be instructed on a Sole Agency basis (see paragraph 6).

Please confirm if we may erect a "To Let Board". These boards are charged separately at £120.00 plus VAT (reimbursement cost).

Term of Agency

Est. 1983
Claridges Estates Limited
Registered in England No: 2596318 Registered Office: 18 Silver Street, Enfield, EN1 3EG
London Office: 17 Hanover Square, London, W1S 1BN
Consultants: J Rosen BSc FRICS ACI Arb FSAC A Rawlins BSc (Hons) MRICS ACI Arb



16 weeks from the date of this letter. At the expiration of the agency term, the agency will continue on a month by month basis, subject to one month's written notice on either side.



4) **Tenure**

It is understood that the property is available on a new full repairing and insuring lease for a term to be agreed without restrictions.

5) **General Terms**

The client is deemed to have accepted the Terms of Business upon giving instructions to Claridges Estates Ltd as confirmed herein or upon confirmation by the client's that Claridges Estates Ltd is undertaking the client's said instructions. Any variation in the above terms must be agreed in writing.

Claridges Estates Ltd reserves the right to sub-instruct other agents.

6) **Definition of Agency involvement**

6.1 Claridges Estates Limited is required by the Estate Agents Act 1979 and subsequent regulations to define its agency involvement with a client's property. One of the following alternatives will apply as stated in 3a) of these terms and conditions.

6.1.1 **Sole Selling Rights**

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, in each of the following circumstances:-

- a) If unconditional contracts for the sale of the property are exchanged in the period during which we have sole selling rights, even if the purchaser was not found by us but by another agent or by any other person, including yourself:
- b) If unconditional contracts for the sale of the property are exchanged after the expiry of the period during which we have sole selling rights but to a purchaser who was introduced to you by anyone during that period or with whom we had negotiations about the property during that period.

6.1.2 **Sole Agency**

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, if at any time unconditional contracts (missives in Scotland) for the sale of the property are exchanged:

- a) With a purchaser introduced by us during the period of our sole agency or with whom we had negotiations about the property during that period, or
- b) With a purchaser introduced to you by anyone during that period.

6.1.3 **Joint Sole Agency**

Where Claridges Estates Limited acts as joint agent then the references to sole agency and sole selling rights set out in paragraphs 6.1.1 and 6.1.2 will be substituted by the words joint sole agency and joint selling rights and liability for remuneration will be incurred in the applicable circumstances set out in condition 6.1.1 to 6.1.3.

6.1.4 **Multi Agency**

Where we act as a multiple agent we will act in common but not in conjunction with any other Estate Agents, intermediaries or individuals. If a sale or letting results following an introduction by Claridges Estates Limited in accordance with our terms of business, commission will be payable in full regardless of any claim made by any other parties.

You will be liable to pay remuneration to us in addition to any other costs or charges agreed or at any time unconditional contracts for the sale/letting of the property are exchanged with a purchaser/tenant introduced by us during that period of our instruction or with whom we had negotiations about the property during that period.



6.2 Properties to Let

The wording set out in paragraphs 6.1.1, 6.1.2 and 6.1.3 is specified in the Estate Agents Act 1979 and relates to the sale of the property. These provisions shall apply in the like manner upon exchange of contracts for the grant of a lease as they apply to contracts of sale.

6.3 Conditional Contracts

In the case of a conditional contract, an unconditional contract will be deemed to have been exchanged on the date of the satisfaction of the last condition or if earlier on the date of the completion of the transaction notwithstanding any condition remains to be satisfied.

6.4 Absence of Contract

If any matter proceeds straight to completion this is to be treated as exchange of unconditional contracts.

7) Calculating Commission

All fees are subject to VAT at the prevailing rate.

Fees will be payable in the event that Claridges Estates Ltd are instrumental in introducing a tenant/tenants, either directly or indirectly, who contract to lease the above property upon the above terms, or upon such terms acceptable to you, whether personally or through a nominee, or through a company owned or controlled or associated with the applicant/applicants, then you will be responsible for the payment of our fees which will be at the rate stated in the paragraph below.

In the event that a letting is affected our fees will be based upon 10% of the first years rental ignoring the effect of any rent free periods or other incentives. If a premium is paid, our fees are charged at 10% of the rent plus 5% of the achieved premium plus VAT.

Where a letting is affected with fixed increases our fees will be based upon 10% of the average rent over the first five years of the tenancy. Where the increases are less than five years, the 10% will apply to the average of the period of the fixed increase. Plus 5% of any premium paid and charged in the first year only. All our fees are subject to a minimum fee policy of £2,500 and all fees are exclusive of VAT which will be charged at the prevailing rate.

Where the parties have agreed that completion is delayed for three months or more from the date of exchange of contracts, 50% of the fee plus VAT due will become payable upon exchange of contracts. Where it has been agreed that the completion date is to be delayed more than six months from the date of exchange of contracts, a further 25% plus VAT will become payable, six months from the date of exchange with the balance plus VAT payable upon completion.

7.1 Fee accounts will be submitted to the client in accordance with the terms of Claridges Estates Limited's letter of confirmation of instructions and are due for settlement on presentation.

7.2 VAT is payable in addition to any fees or disbursements invoiced at the rate prevailing at exchange of contracts.

7.3 When acting on a lease surrender commission will be due from the client upon the successful surrender of the lease and calculated as a percentage of the passing rent of the surrendered lease.

7.4 Abortive Fees

If the client withdraws from an agreed sale or letting following instruction of solicitors, 25% of the commission that would have been charged had the sale or letting proceeded will be payable to Claridges.



7.5 Refund of fees

Claridges Estates Limited will not be liable to refund to the client all or any part of any fees paid in accordance with this paragraph 7 in the event that for any reason whatsoever the contract shall not be completed.

7.6 Method of Payment

Where a capital receipt is to be obtained from a property, Claridges Estates Limited reserves the right to require the client to authorise its solicitors to deduct the fees and costs plus VAT payable hereunder from the proceeds and to remit the same directly to Claridges Estates Limited on completion.

7.7 Associated Companies

Where Claridges Estates Limited is instructed to acquire or dispose of a property belonging to a subsidiary or associate of the client company then the right is reserved to invoice the client company, if the subsidiary is unable to meet its liabilities.

8) Interest

Claridges Estates Ltd reserves the right to charge interest by way of an additional charge on accounts remaining unpaid for 14 days from the due date. The rate of interest will be 4% over the base rate from time to time of Nat West Plc.

Fees are due upon completion to be discharged by your solicitor out of proceeds. If enough funds are not available from proceeds of a sale or letting then you are expected to make up this shortfall of funds to your solicitor upon completion.

The client will be liable for the payment of fees to Claridges Estates Ltd in the following instance:-

- (i) Where unconditional contracts for the sale or letting is exchanged after the expiration of our agency, however determined and that sale or letting is to a purchaser or tenant previously introduced to the property during the period of our agency or with whom we have undertaken material negotiations. This provision will apply for a period of 12 months after the termination of our agency.
- (ii) Abortive Marketing Costs – if you withdraw our instructions after we have started work, we shall be entitled, at our discretion, to charge a minimum of £750 plus VAT based upon the time expended and the level of staff employed, together with expenses incurred.

9) Refund of fees

Claridges Estates Limited will not be liable to refund to the client all or part of any fees paid in accordance with this paragraph 3 in the event that, for any reason whatsoever, the contract shall not be completed.

10) Holding Deposits

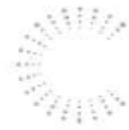
When holding deposits are taken from applicants and held by Claridges and applicants withdraw, Claridges are to retain 1/3rd of any deposit to cover administrative costs.

11) Offers

It is required by the terms of the Estate Agents (Undesirable Practices) Order 1991, to forward to you verbally or in writing all offers made in respect of your property, except those



you have indicated that you do not wish to receive. If you wish to follow our practice of forwarding such offers and discussing them with you by telephone or dealing with them by email, please confirm by signing below:



12) Limited Company Client

In the event that we receive instructions from a Limited Company to undertake services which are the subject matter of this agreement, then the directors and each of them agree to be responsible jointly and severally for fees, disbursements and VAT, should the company fail to meet its obligations under this agreement (any variation thereof) as if the director or directors were the original contracting party.

Fees will be payable irrespective of whether the property is sold by normal conveyancing or by way of sale/transfer of shares.

13) Energy Performance Certificates

The Government have introduced legislation as part of a European Directive that all non domestic properties in England and Wales require an Energy Performance Certificate (EPC) before they can be let or sold.

This affects you insofar as in order for your property to be marketed, let or sold an EPC needs to be obtained.

EPC's are certificates issued for the purpose of indicating how energy efficient the building is. The certificate will provide an energy asset rating from A to G, where A is the most efficient.

Please note that there are substantial penalties for non compliance of up to £5,000 and your solicitor may not be able to deal with a transaction until this is obtained.

Please contact us for a quotation to supply such a Certificate. Further details are contained in the attached leaflet.

It is the vendors responsibility for ensuring that there is an EPC for the building, or part of a building, being let or sold, even if an agent or another service organisation is acting on their behalf or providing an EPC.

Once obtained an EPC is valid for 10 years.

Where instructions for marketing a property are taken after 1st October 2008, Claridges Estates Ltd it is a mandatory requirement that a valid EPC must be obtained before the property can be effectively marketed. Beyond this date you are committing an offence and can be fined up to £5,000.

Some properties are currently exempt, including places of worship, some temporary buildings, some buildings of less than 50m² and some industrial sites, workshops and non agricultural buildings with low energy demand. Please check with us to be sure.

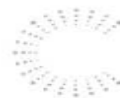
We would recommend you contact www.FastEPC.co.uk for a competitive quote.

14) Money Laundering Regulations

Under the Money Laundering Regulations 2003, the Proceeds of Crime Act 2002 and Terrorism Act 2000, we are required to obtain formal confirmation of your identify and ownership of an interest in the above named property.

Accordingly we will require sight of a form or formal identification which must included a photograph, such as passport, driving licence and evidence of your

interest in the property such as mortgage statement, local authority rates invoice, tax invoice/statement or tenancy agreement.





15) References

Where Claridges Estates Ltd introduces a tenant or assignee for a lease of a property, where appropriate, references will be taken up and supplied to the client. Claridges Estates Ltd is not responsible for the interpretation of any reference or accounts obtained, and it is for the client or their accountants to satisfy themselves as to the financial strength of the proposed tenant or assignee.

16) Personal Interest

Claridges Estates Ltd would confirm that, no principal or employee has any declarable interest in the property within the meaning of the Estate Agents Act 1979.



17) Acceptance

I/We declare that the above terms have been read and fully understood and that the terms as set out within this document are confirmed as accepted.

Should we not receive our confirmation of agency Terms and Conditions duly signed and completed, or a written response to the contrary, it will be assumed that our Terms and Conditions are accepted and that our continued actions in marketing your property have been accepted by you as set out in the Terms and Conditions as above.

Signed 	(Signature)
Print full name Kelly Landau	
Company/Organisation (Name in capitals)	TEST TESLAND INVESTMENTS LTD
Tel No.	07976 925 958
Fax No.	
Mobile No.	
Email:	KellyLandau@gmail.com
Date:	14/6/21
We confirm that we are the sole owners of the leasehold of the property and that the information provided to me is true and accurate.	☒ Y ☐ N
Please confirm if you have a valid EPC or that you have applied for an EPC.	☒ Y ☐ N
Please let us know if VAT is applicable in this instance.	☒ Y ☐ N
I agree to Claridges carrying out external AML checks	☒ Y ☐ N Yes.

Finally, we are delighted to accept your very kind instructions and we are now looking forward with enthusiasm to marketing the property on your behalf, which we trust will result in a letting being satisfactorily completed.

Yours sincerely



Adrian Cole



Signed terms and conditions on a freehold sales basis received by our client on 15th February 2022



Connaught House, Broomhill Road,
Woodford Green, Essex, IG8 0XR

020 8559 1122
info@claridges-commercial.co.uk
claridges-commercial.co.uk

15th February 2022

Ms K Landau
Tesland Investments Limited
228 Wightman Road
London N8 0ND

Dear Ms Landau

101 Myddleton Road, London N22 8NE

I have pleasure in confirming your instructions to sell the above property on your behalf. Under the Estates Agents Act 1979 and the Estates Agents (Provision of Information) Regulations 1991, we are required to confirm all the terms in written form which is contained within our standard Terms of Business as set out below. Please ensure that this is carefully read and please sign and return a copy of the last page by email.

By law you are legally required to comply with clauses 13 and 14, therefore **we cannot commence marketing the premises until we receive an EPC from you.** If you would like us to provide a quote to obtain an EPC, please do not hesitate to contact us.

- 1) **Client** **Tesland Investments Limited – Ms Kelly Landau**
- 2) **Property** **101 Myddleton Road, London N22 8NE**
- 3) **Instructions**

To offer the property generally in the open market on the basis of arranging selling the freehold interest of the ground floor of the above-mentioned property at £400,000, subject to contract.

~~You have advised me the property enjoys E use.~~

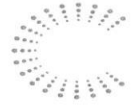
The property is to be offered with vacant possession.

3a) Claridges Estates Ltd are to be instructed on a Sole Agency basis (see paragraph 6).

Please confirm if we may erect a "For Sale Board". These boards are charged separately at £120.00 plus VAT (reimbursement cost).

Term of Agency

Est. 1983
Claridges Estates Limited
Registered in England No: 2596318 Registered Office: 18 Silver Street, Enfield, EN1 3EG
London Office: 17 Hanover Square, London, W1S 1BN
Consultants: J Rosen BSc FRICS ACI Arb FSAC A Rawlins BSc (Hons) MRICS ACI Arb



⁸~~10~~ weeks from the date of this letter. At the expiration of the agency term, the agency will continue on a month by month basis, subject to one month's written notice on either side.



£300
per £600

4) Tenure

It is understood that the ground floor is available freehold with vacant possession and the upper part is sold off on a 125 year lease from 2022 at £600 pa ground rent, rising to £900 pa further into the term without restrictions.

5) General Terms

The client is deemed to have accepted the Terms of Business upon giving instructions to Claridges Estates Ltd as confirmed herein or upon confirmation by the client's that Claridges Estates Ltd is undertaking the client's said instructions. Any variation in the above terms must be agreed in writing.

Claridges Estates Ltd reserves the right to sub-instruct other agents.

6) Definition of Agency involvement

6.1 Claridges Estates Limited is required by the Estate Agents Act 1979 and subsequent regulations to define its agency involvement with a client's property. One of the following alternatives will apply as stated in 3a) of these terms and conditions.

6.1.1 Sole Selling Rights

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, in each of the following circumstances:-

- a) If unconditional contracts for the sale of the property are exchanged in the period during which we have sole selling rights, even if the purchaser was not found by us but by another agent or by any other person, including yourself:
- b) If unconditional contracts for the sale of the property are exchanged after the expiry of the period during which we have sole selling rights but to a purchaser who was introduced to you by anyone during that period or with whom we had negotiations about the property during that period.

6.1.2 Sole Agency

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, if at any time unconditional contracts (missives in Scotland) for the sale of the property are exchanged:

- a) With a purchaser introduced by us during the period of our sole agency or with whom we had negotiations about the property during that period, or
- b) With a purchaser introduced to you by anyone during that period.

6.1.3 Joint Sole Agency

Where Claridges Estates Limited acts as joint agent then the references to sole agency and sole selling rights set out in paragraphs 6.1.1 and 6.1.2 will be substituted by the words joint sole agency and joint selling rights and liability for remuneration will be incurred in the applicable circumstances set out in condition 6.1.1 to 6.1.3.

6.1.4 Multi Agency

Where we act as a multiple agent we will act in common but not in conjunction with any other Estate Agents, intermediaries or individuals. If a sale or letting results following an introduction by Claridges Estates Limited in accordance with our terms of business, commission will be payable in full regardless of any claim made by any other parties.

You will be liable to pay remuneration to us in addition to any other costs or charges agreed or at any time unconditional contracts for the sale/letting of the property are exchanged with a purchaser/tenant introduced by us during that period of our instruction or with whom we had negotiations about the property during that period.



6.2 Properties to Let

The wording set out in paragraphs 6.1.1, 6.1.2 and 6.1.3 is specified in the Estate Agents Act 1979 and relates to the sale of the property. These provisions shall apply in the like manner upon exchange of contracts for the grant of a lease as they apply to contracts of sale.

6.3 Conditional Contracts

In the case of a conditional contract, an unconditional contract will be deemed to have been exchanged on the date of the satisfaction of the last condition or if earlier on the date of the completion of the transaction notwithstanding any condition remains to be satisfied.

6.4 Absence of Contract

If any matter proceeds straight to completion this is to be treated as exchange of unconditional contracts.

7) Calculating Commission

All fees are subject to VAT at the prevailing rate.

Fees will be payable in the event that Claridges Estates Ltd are instrumental in introducing a purchaser either directly or indirectly, who contract to purchase the above property upon the above terms, or upon such terms acceptable to you, whether personally or through a nominee, or through a company owned or controlled or associated with the applicant/applicants, then you will be responsible for the payment of our fees which will be at the rate stated in the paragraph below.

In the event of a sale our fees will be 2% of the purchase price plus VAT at the prevailing rate.

Where the parties have agreed that completion is delayed for three months or more from the date of exchange of contracts, 50% of the fee plus VAT due will become payable upon exchange of contracts. Where it has been agreed that the completion date is to be delayed more than six months from the date of exchange of contracts, a further 25% plus VAT will become payable, six months from the date of exchange with the balance plus VAT payable upon completion.

7.1 Fee accounts will be submitted to the client in accordance with the terms of Claridges Estates Limited's letter of confirmation of instructions and are due for settlement on presentation.

7.2 VAT is payable in addition to any fees or disbursements invoiced at the rate prevailing at exchange of contracts.

7.3 When acting on a lease surrender commission will be due from the client upon the successful surrender of the lease and calculated as a percentage of the passing rent of the surrendered lease.

7.4 Abortive Fees

If the client withdraws from an agreed sale or letting following instruction of solicitors, 25% of the commission that would have been charged had the sale or letting proceeded will be payable to Claridges.

7.5 Refund of fees

Claridges Estates Limited will not be liable to refund to the client all or any part of any fees paid in accordance with this paragraph 7 in the event that for any reason whatsoever the contract shall not be completed.

7.6 Method of Payment



Where a capital receipt is to be obtained from a property, Claridges Estates Limited reserves the right to require the client to authorise its solicitors to deduct the fees and costs plus VAT payable hereunder from the proceeds and to remit the same directly to Claridges Estates Limited on completion.

7.7 Associated Companies

Where Claridges Estates Limited is instructed to acquire or dispose of a property belonging to a subsidiary or associate of the client company then the right is reserved to invoice the client company, if the subsidiary is unable to meet its liabilities.

8) Interest

Claridges Estates Ltd reserves the right to charge interest by way of an additional charge on accounts remaining unpaid for 14 days from the due date. The rate of interest will be 4% over the base rate from time to time of Nat West Plc.

Fees are due upon completion to be discharged by your solicitor out of proceeds. If enough funds are not available from proceeds of a sale or letting then you are expected to make up this shortfall of funds to your solicitor upon completion.

The client will be liable for the payment of fees to Claridges Estates Ltd in the following instance:-

- (i) Where unconditional contracts for the sale or letting is exchanged after the expiration of our agency, however determined and that sale or letting is to a purchaser or tenant previously introduced to the property during the period of our agency or with whom we have undertaken material negotiations. This provision will apply for a period of 12 months after the termination of our agency.
- (ii) Abortive Marketing Costs – if you withdraw our instructions after we have started work, we shall be entitled, at our discretion, to charge a minimum of £750 plus VAT based upon the time expended and the level of staff employed, together with expenses incurred.

9) Refund of fees

Claridges Estates Limited will not be liable to refund to the client all or part of any fees paid in accordance with this paragraph 3 in the event that, for any reason whatsoever, the contract shall not be completed.

10) Holding Deposits

When holding deposits are taken from applicants and held by Claridges and applicants withdraw, Claridges are to retain ^{1/3}rd of any deposit to cover administrative costs.

11) Offers

It is required by the terms of the Estate Agents (Undesirable Practices) Order 1991, to forward to you verbally or in writing all offers made in respect of your property, except those you have indicated that you do not wish to receive. If you wish to follow our practice of forwarding such offers and discussing them with you by telephone or dealing with them by email, please confirm by signing below:



12) Limited Company Client

In the event that we receive instructions from a Limited Company to undertake services which are the subject matter of this agreement, then the directors and each of them agree to be responsible jointly and severally for fees, disbursements and VAT, should the company fail to meet its obligations under this agreement (any variation thereof) as if the director or directors were the original contracting party.

Fees will be payable irrespective of whether the property is sold by normal conveyancing or by way of sale/transfer of shares.

13) Energy Performance Certificates

The Government have introduced legislation as part of a European Directive that all non domestic properties in England and Wales require an Energy Performance Certificate (EPC) before they can be let or sold.

This affects you insofar as in order for your property to be marketed, let or sold an EPC needs to be obtained.

EPC's are certificates issued for the purpose of indicating how energy efficient the building is. The certificate will provide an energy asset rating from A to G, where A is the most efficient.

Please note that there are substantial penalties for non compliance of up to £5,000 and your solicitor may not be able to deal with a transaction until this is obtained.

Please contact us for a quotation to supply such a Certificate. Further details are contained in the attached leaflet.

It is the vendors responsibility for ensuring that there is an EPC for the building, or part of a building, being let or sold, even if an agent or another service organisation is acting on their behalf or providing an EPC.

Once obtained an EPC is valid for 10 years.

Where instructions for marketing a property are taken after 1st October 2008, Claridges Estates Ltd it is a mandatory requirement that a valid EPC must be obtained before the property can be effectively marketed. Beyond this date you are committing an offence and can be fined up to £5,000.

Some properties are currently exempt, including places of worship, some temporary buildings, some buildings of less than 50m² and some industrial sites, workshops and non agricultural buildings with low energy demand. Please check with us to be sure.

We would recommend you contact www.FastEPC.co.uk for a competitive quote.

14) Money Laundering Regulations

Under the Money Laundering Regulations 2003, the Proceeds of Crime Act 2002 and Terrorism Act 2000, we are required to obtain formal confirmation of your identify and ownership of an interest in the above named property.

Accordingly we will require sight of a form or formal identification which must included a photograph, such as passport, driving licence and evidence of your



interest in the property such as mortgage statement, local authority rates invoice, tax invoice/statement or tenancy agreement.



15) References

Where Claridges Estates Ltd introduces a tenant or assignee for a lease of a property, where appropriate, references will be taken up and supplied to the client. Claridges Estates Ltd is not responsible for the interpretation of any reference or accounts obtained, and it is for the client or their accountants to satisfy themselves as to the financial strength of the proposed tenant or assignee.

16) Personal Interest

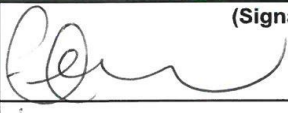
Claridges Estates Ltd would confirm that, no principal or employee has any declarable interest in the property within the meaning of the Estate Agents Act 1979.



17) Acceptance

I/We declare that the above terms have been read and fully understood and that the terms as set out within this document are confirmed as accepted.

Should we not receive our confirmation of agency Terms and Conditions duly signed and completed, or a written response to the contrary, it will be assumed that our Terms and Conditions are accepted and that our continued actions in marketing your property have been accepted by you as set out in the Terms and Conditions as above.

Signed	(Signature) 
Print full name	KELLY LANDAU
Company/Organisation (Name in capitals)	TESTLAND INVESTMENTS
Tel No.	07976 925 958
Fax No.	
Mobile No.	
Email:	kellylandau@gmail.com
Date:	
We confirm that we are the sole owners of the freehold of the property and that the information provided to me is true and accurate.	☒ Y ☐ N
Please confirm if you have a valid EPC or that you have applied for an EPC.	☒ Y ☐ N
Please let us know if VAT is applicable in this instance.	☒ Y ☐ N
I agree to Claridges carrying out external AML checks	☒ Y ☐ N

Finally, we are delighted to accept your very kind instructions and we are now looking forward with enthusiasm to marketing the property on your behalf, which we trust will result in a selling being satisfactorily completed.

Yours sincerely



Adrian Cole



Marketing details from June 2021



020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Deep Shop with Rear Outside Space With E use To Let Myddleton Road, London N22



Description

Comprising a deceptively large shop which is available as a whole ground floor area together with large outside yard/courtyard area or as a reduced sized shop without the rear yard. The premises would ideally suit a restaurant, café or retailer or possibly a day nursery. The premises have been stripped out to shell and core condition ready for refitting for a new business.



Location

Situated on Myddleton Road, this trendy and popular street. Myddleton Road runs between High Road and Whittington Road and is intersected by Marlborough Road and Palmerston Road. The nearest station is Bowes Park overground and Bound Green underground, both of which are a short walk away.

Areas

The whole ground floor premises 1216 sq ft (113 sq m)
Rear yard 628 sq ft (58.38 sq m)
Front part of shop only 843 sq ft (78.37 sq m)

Lease

Available on a new full repairing and insuring lease for a term to be agreed at £30,000 pa for the whole shop and rear yard and for the reduced size shop (measurements above) at £17,000 pa.

Business Rates

London Borough of Haringey - Rateable value £10,300. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Band B

Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.





These property particulars have been prepared in good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of completion but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR

Amended marketing details to include that the property is subject to an ACV (Asset of Community Value) whereby the property can only be used as a bar, restaurant or café.



Description

Comprising a deceptively large shop which is available as a whole ground floor area together with large outside yard/courtyard area. The premises are only suitable as a restaurant, bar or café. The premises have been stripped out to shell and core condition ready for refitting for a new business and the rent quoted is reflective of the condition.

**Please note the property is subject to an ACV (Asset of Community Value) whereby the property can only be used as a bar, restaurant, café.*



Location

Situated on Myddleton Road, this trendy and popular street. Myddleton Road runs between High Road and Whittington Road and is intersected by Marlborough Road and Palmerston Road. The nearest station is Bowes Park overground and Bound Green underground, both of which are a short walk away.

Areas

The whole ground floor premises 1216 sq ft (113 sq m)
Rear yard 628 sq ft (58.38 sq m)

Lease

Available on a new full repairing and insuring lease for a term to be agreed at £30,000 pa for the whole shop and rear yard.

Business Rates

London Borough of Haringey - Rateable value £10,300. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Band B

Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



Marketing details from 15th February 2022 – freehold shop & upper part for sale



020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Freehold Shop & Upper Part For Sale

Myddleton Road, London N22



Description

Comprising a deceptively large shop which is available as a whole ground floor area together with extremely large rear yard which could be redeveloped (subject to the necessary consents).

The premises was formerly used as a restaurant/bar and we understand that the premises can only be used for a restaurant, bar or café.

The upper part is sold off on a long lease of 125 years from 2022 at £300 pa ground rent until 2047, rising to £600 pa until 2071 and then £999 pa for the remainder of the lease.

The premises are in need of refurbishment and are being offered in shell condition.

**Please note the property is subject to an ACV (Asset of Community Value) whereby the property can only be used as a bar, restaurant, café.*



Location

Situated on Myddleton Road, this trendy and popular street. Myddleton Road runs between High Road and Whittington Road and is intersected by Marlborough Road and Palmerston Road. The nearest station is Bowes Park overground and Bound Green underground, both of which are a short walk away.

Areas

The whole ground floor premises 1216 sq ft (113 sq m)
Rear yard 628 sq ft (58.38 sq m)

Tenure

Freehold

Terms

£385,000 for the freehold interest with vacant possession of the ground floor. *Please note the upper part is sold off on a 125 year lease from 2022 at £300 pa ground rent until 2047, rising to £600 pa until 2071 and then £999 pa for the remainder of the term.

Business Rates

London Borough of Haringey - Rateable value £10,300. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Band B.

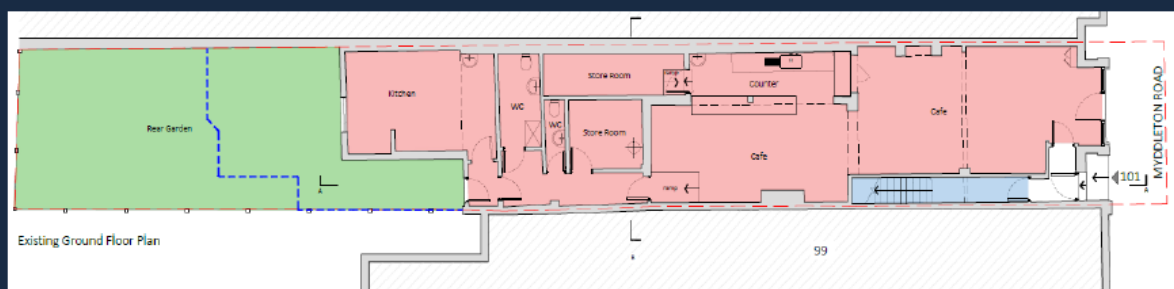
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Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.





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It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums); purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via:

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info@claridges-commercial.co.uk
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Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR



Advertising

Claridges-commercial.co.uk – from June 2021 – rental basis

The screenshot shows the Claridges Commercial website interface. The header includes the company logo, contact number 020 8559 1122, and navigation links for Available Properties, Professional Services, and Residential. A search bar is located in the top right corner. The main content area features a large image of a three-story building with a yellow door and a sign that reads 'THE SHOP'. A red rectangle highlights the ground floor area. To the right of the image, the text reads: 'Myddleton Road, London N22', '£30,000 pa', and a description: 'Deep Shop with Rear Outside Space - comprising a deceptively large shop which is available as a whole ground floor area together with large outside yard/courtyard area. The premises are only suitabl...'. A 'Learn More' link with a right arrow is at the bottom.

Claridges-commercial.co.uk – from February 2022 – freehold sale basis

The screenshot shows the Claridges Commercial website interface. The header includes the company logo, contact number 020 8559 1122, and navigation links for Available Properties, Professional Services, and Residential. A search bar is located in the top right corner. The main content area features a large image of the same three-story building with a yellow door and a sign that reads 'THE SHOP'. A red rectangle highlights the ground floor area. To the right of the image, the text reads: 'Myddleton Road, London N22', a description: 'Freehold shop & upper part for sale - comprising a deceptively large shop which is available as a whole ground floor area together with extremely large rear yard which could be redeveloped (subjec...', and a 'Learn More' link with a right arrow.



EGPropertylink – from February 2021

Propertylink

You are managing Claridges Commer...

Back to Propertylink

abc@claridges-commercial.co.uk

Back to your adverts

Your adverts

Unpublish Edit Create a copy Favourite Delete

ADVERT DETAILS

Summary Details Performance Enquiries

ADVERT QUALITY

Tip: Your advert quality is excellent!

Alnerton Road, Hendon NW4

Created about 5 hours ago

There is currently no performance data for this advert, it will be available shortly.

DESCRIPTION

Open storage site - comprising a roughly triangular site with long access driveway set behind steel secure doors and mainly arranged as hand standing. The site would suit a number of uses such as vehicle storage, builders yard, containerised storage, plant and machinery hire etc. The is a secondary vehicular access adjacent to 58 Station Road. Areas: p A roughly triangular site with wide access way totalling approximately 1/2 acre approx 23,000 sq ft /p Lease: p Available on a long or short term basis by way of a lease or licence at 10.00 per sq ft. Ideally the site is to be let as a whole but consideration will be taken for shared occupation of the site. /p Location: Situated in Algernon Road close to the junction with Station Road and diagonally opposite Hendon overground station which provides fast access to Kings Cross and Central London.

EGPropertylink – From June 2022

Propertylink

You are managing Claridges Commer...

Back to Propertylink

abc@claridges-commercial.co.uk

Back to dashboard

Create an advert

FILTER YOUR RESULTS

ADVERT CODES

Fixed listing 1

PRICE

£250K To £500K 1

TENURE TYPE

For sale freehold 1

DATE ADDED

Today 0

Last 24 hours 0

Last 3 days 0

Your Adverts

Search My Favourites

Search

Show newest first Detailed Simple Performance report

Showing 1-1 out of 1 results

Myddleton Road, London N22

Created about a year ago. Owned by Claridges Commercial

Freehold shop amp upper part for sale - comprising a deceptively large shop which is available as a whole ground floor area together with extremely large rear yard which could be redeveloped subject to the necessary consents. The premises was formerly used as a

17K impressions 916 views 450 clicks 11 leads



EACH (Estates Agent Clearing House) – from June 2022

Costar/Realla - From February 2021 and June 2022



Menu

CoStar™ LoopNet™

Realla has upgraded to LoopNet

You can now see more listings, more information and enjoy a better search experience on the #1 global commercial real estate marketplace.

Marketing Centre

MY LISTINGS

LISTING PLAN

MY PROFILE

ADMINS

CDX MAIL

COMPANY LISTING ACTIVITY

TOTAL

151 £2.2M

Listings Agency Fees ⓘ

SPACE TO LET

143 91

Listings Spaces

FOR SALE

8

Listings

myddleton



Agent Name

Sort By

MORE FILTERS

101 Myddleton Rd, Haringey Ret Submarket - Retail

For Sale | £385,000.00 | Active



Days Since Last Update

Updated Yesterday

Edit Listing

Confirm up-to-date

90 Day Views

8,332

Want to improve?

Marketing Quality

Excellent

Want to improve?

Marketing Tools

Leads

Create Email Campaign

Listing Performance

Exposure Level

Basic

This listing appears on CoStar only.

Get More Exposure

VIEW SALE INFO

REMOVE LISTING

101 Myddleton Rd, Haringey Ret Submarket - Retail

Space To Let | 1 Space | £30,000.00 | 1,216 SF Avail | 1,216 SF Max Contig



Days Since Last Update

Updated Yesterday

Edit Listing

Confirm up-to-date

90 Day Views

2,793

Want to improve?

Marketing Quality

Excellent

Want to improve?

Marketing Tools

Leads

Create Email Campaign

Listing Performance

Exposure Level

Basic

This listing appears on CoStar only.

Get More Exposure

VIEW SPACE

REMOVE LISTING



Claridges List – from February 2021



S·H·O·P·S



Ref.No.:024400).....**AVAILABLE**.....
 MYDDLETON ROAD, LONDON N22
 DEEP SHOP WITH LARGE REAR OUTSIDE SPACE
 TO LET
 1216 SQ-FT
 *Large shop available as the whole ground floor plus large outside yard
 *Shop will be in shell & core condition ready for fit-out
 *Suitable as a restaurant, café or bar only
 *Available on a new FRI lease for a term to be agreed at £30,000 per



Claridges List – From June 2022



INVESTMENTS



(Ref.No.:024400)
 MYDDLETON ROAD, LONDON N22
 FREEHOLD SHOP & UPPER PART
 FOR SALE
 GROUND FLOOR 1216 SQ-FT / REAR YARD 628 SQ-FT
 *Deceptively large shop comprising whole ground floor area together with extremely large rear yard which could be redeveloped (STP)
 *Property is subject to an ACV (Asset of Community Value) whereby it can only be used as a bar, restaurant or café
 *£385,000 for the freehold interest
 with vacant possession of the ground floor
 *Upper part is sold off on a 125 year lease from 2022 at £300 per ground rent, rising to £600 per until 2071 and then £999 per



