

London N22 **22/24 High Street** **Wood Green** **N22 6BX**

- **Freehold Shop and Residential Investment**
- Comprising two shops and a maisonette
- Nearby occupiers include River Island, Greggs, Nationwide and Maplin (opposite)
- Located close to Turnpike Lane Underground Station (Piccadilly Line)
- Includes lapsed planning consent for nine flats (1)
- Tenants holding over
- Total Current Rents and Licence Fees Reserved

£122,983 pa



Tenure

Freehold.

Location

Wood Green is a densely populated North London suburb and also one of the major retail centres of North London, located some eight miles north of central London on the A105 High Road. The North Circular Road (A406) is one mile to the north, providing excellent communications to the neighbouring North London suburbs and the M1 Motorway seven miles to the west. The area is well serviced by Wood Green and Turnpike Lane Underground Stations.

The property is situated on the east side of High Road (A105), near its junction with Whymark Avenue. High Road benefits from a number of bus routes and Turnpike Lane Underground Station (Piccadilly Line) lies 0.1 miles south of the property, and Wood Green Underground Station (Piccadilly Line) lies some 0.5 miles north of the property.

Occupiers close by include Nationwide (opposite), Poundworld (adjacent), Ladbroke's, William Hill, Santander, Tesco Express, Bonmarché and River Island, amongst many others.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops, one of which benefits from first floor staff/storage accommodation. There is also a self-contained maisonette, access to which is via Whymark Avenue.

VAT

VAT is applicable to this lot.

Planning (1)

The property had planning consent granted on 11th May 2006 (Ref: HGY/2005/2215) for the erection of second, third and fourth upper levels consisting of nine flats (full details available on website).

Local Planning Authority: Haringey Council.

Website: <http://www.haringey.gov.uk>

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease/Licence Terms	Current Rent £ p.a.	Next Review/ Reversion
22	Kiss Fashion Ltd	Gross Frontage 7.95 m (26' 1") Net Frontage 7.15 m (23' 6") Shop & Built Depth 27.55 m (90' 5") Ground Floor 185.5 sq m (1,997 sq ft) First Floor 53.0 sq m (571 sq ft) Total 238.5 sq m (2,568 sq ft)	1 year from 04.12.2013	£67,383 p.a.	Holding over
22A	Three Individuals	First and Second Floor Maisonette – 2 Rooms, Box Room, Kitchen/Diner, Bathroom	12 months Assured Shorthold Tenancy from 31.10.2015	£13,000 p.a.	Holding over
24	A1 Accessories Ltd	Gross Frontage 5.80 m (19' 0") Net Frontage 4.90 m (16' 1") Shop Depth 15.65 m (51' 4") Built Depth 20.25 m (66' 5") Ground Floor 88.3 sq m (950 sq ft)	1 year licence from 20.05.2016	£42,600 p.a.	Reversion 2017

Total £122,983 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Stephen Compton, Comptons Solicitors LLP. Tel: 0207 482 9500 e-mail: sc@comptons.co.uk

