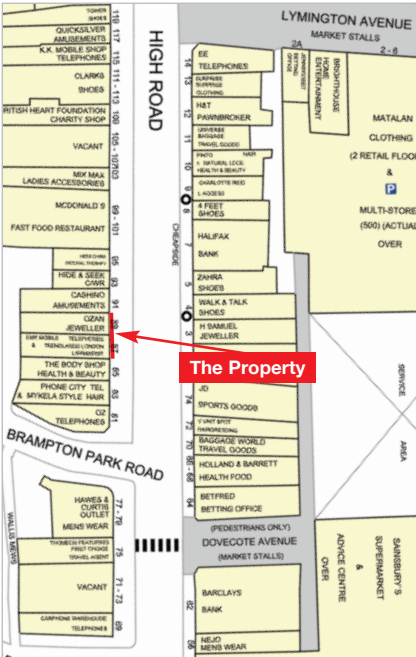


# **London N22** **87-89 High Road** **Wood Green** **N22 6DS**

- **Freehold Shop and Office Investment**
- Total accommodation 306.56 sq m (3,299 sq ft)
- Comprising two shops and self-contained office accommodation
- Situated in a busy North London shopping location, close to McDonald's and opposite JD Sports
- Upper floors with residential development potential
- Close to Turnpike Lane Underground Station (Piccadilly Line)
- Current Rent Reserved **£95,000 pa**



**Tenure**  
Freehold.

**Location**  
Wood Green is a densely populated suburb and one of the major retail centres of North London, located some 8 miles from Central London on the A105 High Road, which, together with the extensive 'Shopping City' development, provides the principal retailing for the area. The properties are well located in a busy trading position on High Road, Wood Green's principal shopping street. Wood Green Shopping Mall is 150 metres to the north of the property and Turnpike Lane Underground Station (Piccadilly Line) is 340 metres to the south. Occupiers close by include Sainsbury's, Barclays, The Body Shop, O2, Holland & Barrett, JD Sports, H Samuel, Halifax and McDonald's.

**Description**  
The property is arranged on ground and two upper floors to provide two ground floor shops with self-contained office accommodation above accessed via an entrance fronting High Road.

**Planning**

The upper floors may be suitable for residential redevelopment, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to [www.haringey.gov.uk](http://www.haringey.gov.uk)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**

For EPC Ratings please see website.

No.	Present Lessee	Accommodation (1)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
87	Mr Ishfaq	Ground Floor	76.45 sq m	(823 sq ft)	20 years from 18.10.2013 Rent review every 5th year FR & I	£40,000 p.a. (3 month rent deposit held)	Rent Review 2018
89	Hassan Ozan (t/a Ozan Jewellery)	Ground Floor	96.84 sq m	(1,042 sq ft)	20 years from 23.09.2011 Rent review every 5th year FR & I	£45,000 p.a. (£11,250 rent deposit held)	Rent Review 2016 outstanding
Upper Floors	Tomor Bhaja (Sub-let)	First Floor	67.85 sq m	(730 sq ft)	11 years from 12.02.2013 Rent review 12.02.2019	£10,000 p.a.	Rent Review 2019
		Second Floor	65.42 sq m	(704 sq ft)			
		Total	133.27 sq m	(1,434 sq ft)			
		Overall Total	306.56 sq m	(3,299 sq ft)	Total £95,000 p.a.		
NB. Not inspected by Allsop.							

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** Jaymini Ghelani, Axiom Stone. Tel: 0208 422 1181 e-mail: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)



