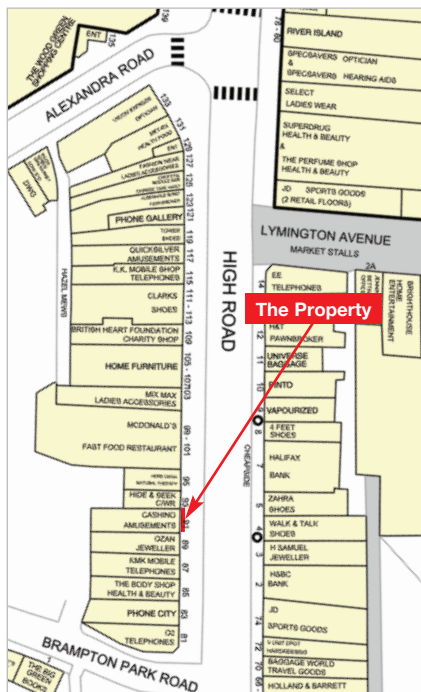


London N22 **91 High Road** **Wood Green** **N22 6BB**

- **Freehold Shop and Residential Investment**
- Comprising a ground floor shop with a maisonette and a flat above
- Situated close to The Mall Wood Green Shopping Centre
- Part let to Baleday Limited until 2025
- No VAT applicable
- Fixed rental uplift 2020
- Total Current Rents Reserved
£118,390 pa
rising to £126,751 in 2020



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 is seven miles to the west. The area is well serviced by Wood Green and Turnpike Lane Underground Stations.

The property is situated on the south side of High Road, an established trading location, in between its junctions with Brompton Park and Alexandra Road and close to The Mall Wood Green Shopping Centre, a major shopping centre with cinema complex.

Occupiers close by include Cineworld, H&M, Schuh, River Island, McDonald's, Vision Express, Clarks, Sainsbury's, Halifax Bank, JD Sports and H Samuel (opposite), amongst many others.

Description

The property is arranged on ground and three upper floors to provide a ground floor shop with self-contained residential accommodation above. The residential accommodation provides for a seven bedroom maisonette and a separate studio flat, both accessed from the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Baleday Limited	Gross Frontage 5.50 m (18' 0") Net Frontage 4.75 m (15' 7") Shop and Built Depth 19.00 m (62' 4") Ground Floor 88.10 sq m (948 sq ft)	13 years 5 months from 01.07.2012 Rent reviews in 2015 and 2020 FR & I	£58,678 p.a. (2)	Rent Review 2020
First and Second Floor	Individuals	7 Rooms, Kitchen, 2 Bathrooms	Held on 7 separate 6 month licence agreements ranging in dates from 29.08.2017 to 30.09.2017 (3)	£49,752 p.a.	Reversions 2017
Third Floor	Individual	Second Floor – Studio	6 month licence from 07.08.2017	£9,960 p.a.	Reversion 2018

(1) For the year ended 31st December 2015, Baleday Limited reported a turnover of £10.787m, a pre-tax profit of £168,000, shareholders' funds of £4.061m and a net worth of £2.495m. (Source: Experian 08.09.2017.)

(2) The lease is subject to a fixed rental uplift in December 2020 to £67,039 per annum.

(3) The licence agreements will be included in the legal pack for inspection.

Total £118,390 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 M Cohen Esq, JPC Law. Tel: 0207 644 6099 e-mail: mcohen@jpcclaw.co.uk

