

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
- £109,438 pa**
rising to £117,799 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 Brampton 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.allsop.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	<div> <div>Gross Frontage</div> <div>5.50 m</div> <div>(18' 0")</div> </div> <div> <div>Net Frontage</div> <div>4.75 m</div> <div>(15' 7")</div> </div> <div> <div>Shop and Built Depth</div> <div>19.00 m</div> <div>(62' 4")</div> </div> <div> <div>Ground Floor</div> <div>88.10 sq m</div> <div>(948 sq ft)</div> </div>	<div>13 years 5 months from 01.07.2012</div> <div> <div>FR & I</div> <div> <div>FR reviews in 2015 and 2020</div> </div> </div>	£58,678 p.a. (2)	<div> <div>FR & I</div> <div> <div>FR reviews in 2015 and 2020</div> </div> </div>
First and Second Floor	DNB London Home Ltd	7 Rooms, Kitchen, 2 Bathrooms	1 year from 12.04.2018	£40,800 p.a.	Reversions 2019
Third Floor	DNB London Home Ltd	Studio	1 year from 12.04.2018	£9,960 p.a.	Reversion 2019

(1) For the year ended 31st December 2015, Baleday Limited did not report a turnover, but did report a pre-tax profit of £51,000, shareholders' funds of £4.219m and a net worth of £4.219m. (Source: Experian 07.11.2018.)

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

Total £109,438 p.a.⁽²⁾

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

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