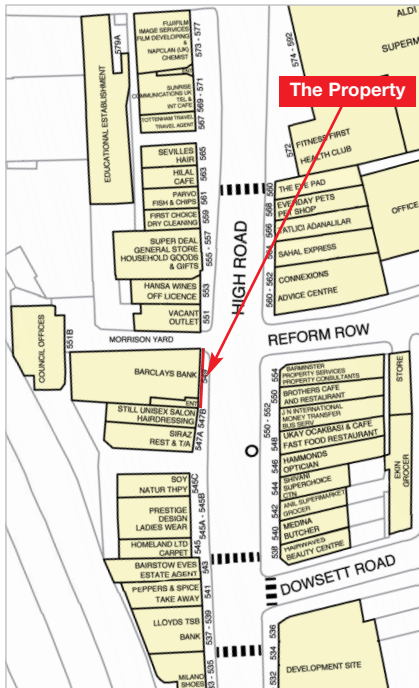


London N17

549 High Road Tottenham N17 6SG

- Freehold Town Centre Bank and Office Investment
- Majority let to Barclays Bank plc on a lease expiring in 2026 (1)
- Providing a total of 412.7 sq m (4,442 sq ft) of accommodation
- Upper floors benefit from planning permission for conversion to provide six self-contained flats
- Bank Rent Review 2012
- No VAT applicable
- Total Current Rents Reserved **£48,000 pa**

NINE WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Tottenham is a densely populated suburb of North London, well known for Tottenham Hotspur Football Club. It is located approximately 6 miles north of Central London and benefits from excellent road communications being served by the A10, A503 and A406.

The property is situated in a prominent position on the west side of High Road (A1010), which forms part of the main thoroughfare within the centre of Tottenham, a short distance from Bruce Grove Rail Station. Occupiers close by include Aldi, Bairstow Eves, Lloyds Bank, Ladbrokes, McDonald's, Superdrug, Shoe Zone, Iceland and the Post Office amongst many others.

Description
The property is arranged on ground and two upper floors to provide a ground floor banking hall and strong room with self-contained offices above, which are accessed from the front.
The upper floors were granted planning permission for conversion to provide a total of 412.7 sq m (4,442 sq ft) of accommodation and six self-contained flats (2).

There may also be potential to erect an advertising hoarding on the flank wall, subject to obtaining all the relevant consents. All enquiries should be referred to Haringey Council (www.haringey.gov.uk).

VAT
VAT is not applicable to this lot.

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

Viewings
To be held on Tuesday 29th November by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsoop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 20 London N17**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Barclays Bank plc (3)	Gross Frontage 13.6 m (44' 7") Shop Depth 10.9 m (35' 9") Built Depth 27.3 m (89' 7") Ground Floor 167.0 sq m (1,797 sq ft) Strong Room 32.5 sq m (350 sq ft)	20 years from 31.07.2006 Rent review on 24th June 2012 and 5 yearly thereafter FR & I subject to a schedule of condition (1)	£29,500 p.a.	Rent Review 2012
First & Second	D H Smith (t/a Solicitors) (2)	First Floor (NIA) 120.2 sq m (1,294 sq ft) Second Floor (NIA) 93.0 sq m (1,001 sq ft) Total 412.7 sq m (4,442 sq ft)	5 years from 28.03.2010 FR & I	£18,500 p.a.	Reversion 2015

- (1) There is a tenant's option to determine the lease at the end of the 15th year of the term.
- (2) Planning permission was granted (Ref: HGY/2007/2410), for conversion of the upper floors and a first floor rear extension to provide six self-contained flats on 13th January 2008. Full details can be viewed at www.planningservices.haringey.gov.uk
- (3) Website Address: www.barclays.co.uk
For the year ended 31st December 2010, Barclays Bank plc reported a pre-tax profit of £6,065bn, shareholders' funds of £62,641m and a net worth of £53,944m. (Source: riskdisk.com 03.11.2011)

Total £48,000 p.a.

