

London N22

185/185A/185B High Road
Wood Green
Haringey
N22 6BA

- **Well Located Modern Freehold Shop and Office Investment**
- Rent Reviews from 2013
- No VAT applicable
- Total Current Rents Reserved

£106,200 pa

SIX WEEK COMPLETION AVAILABLE



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, provide the principal retailing for the area. The property is located in an excellent trading position at the northern end of Wood Green Shopping Centre adjacent to the Central Library. Many multiple retailers are represented in the immediate vicinity including Argos, Primark, Diesel, KFC, Co-Op Bank and the Post Office to the rear.

Description

The property is arranged on ground and one upper floor to provide two modern ground floor retail units. The upper floor is self-contained approached from a separate entrance to the side and is presently used as a broadcasting studio and offices.

VAT

VAT is not applicable to this lot.

Documents

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



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
185	Renser Fashion Ltd (t/a SIVA Hair) (1)	Gross Frontage 5.80 m Return Window Frontage 4.30 m Shop Depth 11.70 m Built Depth 14.10 m	(19') (14' 2") (38' 5") (46' 3") 20 years from 23.04.1998 Rent review every 5th year FR & I by way of service charge	£36,200 p.a.	Rent Review 2013
185A	Cash-a-Cheque (UK) Ltd	Gross Frontage 5.80 m Return Window Frontage 11.00 m Shop Depth 11.60 m Built Depth 13.85 m	(19') (36' 1") (38' 1") (45' 5") 10 years from 20.01.2009 Rent review every 5th year FR & I by way of service charge	£47,000 p.a.	Rent Review 2014
185B	Turkish Radio (UK) Ltd (1)	First Floor Offices/Studio 115.75 sq m	(1,246 sq ft) 20 years from 21.12.1994 (2) Rent review every 4th year FR & I by way of service charge	£23,000 p.a.	Reversion 2014

(1) With personal guarantees.

(2) There is a tenant's option to determine the lease on 6 months' notice operable at any time.

Total £106,200 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

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