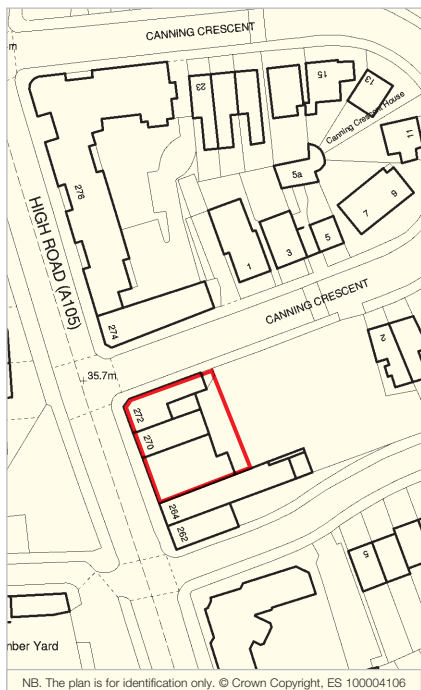


London N22
266/272 High Road
Wood Green
N22 8JX

- **Freehold Parade of Shops and Residential Investment**
- Located in popular north London suburb
- Four shops and 9 flats (all let on ASTs)
- No VAT applicable
- Total Current Rents Reserved
£156,772 pa

SIX WEEK COMPLETION AVAILABLE



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 8 miles north of Central London on the A105 High Road. The North Circular (A406) is 1 mile to the north, providing excellent communications to the neighbouring North London suburbs and the M1 Motorway 7 miles to the west. The property is prominently situated on the east side of High Road (A105) at its junction with Canning Crescent. High Road benefits from a number of bus routes and Wood Green Underground Station, which is serviced by the Piccadilly Line, lies some 0.3 miles south of the property. We understand a planning application has recently been made on the site at the rear for 19 dwellings.

Description

The property forms part of an established parade and is arranged on ground and three upper floors to provide four ground floor retail units with 4 x one bedroom, 3 x two bedroom and 2 x three bedroom self-contained flats arranged over the first and second floors. The flats are approached from separate front and side entrances.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsoy.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 87 London N22**.

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 Hurst Esq, Hamlins LLP. Tel: 0207 355 6085 e-mail: mhurst@hamlins.co.uk



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
266	A Abdi (Hairdresser) (1)	Gross Frontage (Inc. Ent. to Uppers) Net Frontage Built Depth	5.20 m 3.75 m 17.55 m	(17' 1") (12' 4") (57' 7")	20 years from 23.03.2004 Rent review every 5th year Effectively FR & I	£12,500 p.a.	Rent Review 2019
268	S Spahia (VLAZANIA Coffee Bar)	Gross Frontage (Inc. Ent. to Uppers) Net Frontage Shop Depth Built Depth	5.40 m 4.05 m 11.60 m 17.75 m	(17' 8") (13' 4") (38' 1") (58' 3")	Term of years commencing 27.11.2003 expiring 23.06.2023 Rent review every 5th year Effectively FR & I	£15,000 p.a.	Rent Review 2018
270	Y Hocaoglu (Chicken Express)	Gross Frontage Net Frontage Shop Depth Built Depth	5.40 m 5.20 m 8.65 m 14.65 m	(17' 8") (17' 1") (28' 5") (48' 1")	20 years from 24.06.2003 Rent review every 5th year Effectively FR & I	£10,000 p.a.	Rent Review 2018
272	H Sahin (Tuna Grill & Doner) (with surety)	Gross Frontage Net Frontage Return Window Frontage Shop & Built Depth	7.50 m 7.00 m 2.75 m 17.55 m	(24' 7") (22' 11") (9') (57' 7")	20 years from 24.06.2003 Rent review every 5th year Effectively FR & I	£17,500 p.a.	Rent Review 2018
Flat 1 272	Individuals	First Floor – 2 Bedroom Flat			AST 1 year from 28.02.2014	£12,000 p.a.	Holding over
Flat 2 272	Individuals	Second Floor – 1 Bedroom Flat			AST 1 year from 14.01.2015	£10,440 p.a.	Reversion 2016
Flat 3 270	Individuals	First Floor – 1 Bedroom Flat (1)			AST 1 year from 23.07.2015	£10,680 p.a.	Reversion 2016
Flat 4 270	Individual	First Floor – 1 Bedroom Flat			AST 1 year from 26.12.2014	£10,800 p.a.	Reversion 2015
Flat 5 270	Individuals	Second & Third Floor – 3 Bedroom Flat			AST 1 year from 10.04.2013	£14,160 p.a.	Holding over
Flat 6 268	Individuals	First Floor – 1 Bedroom Flat (1)			AST 1 year from 19.08.2015	£10,680 p.a.	Reversion 2016
Flat 7 268	Individuals	Second & Third Floor – 3 Bedroom Flat			AST 1 year from 14.03.2015	£13,752 p.a.	Reversion 2016
Flat 8 266	Individuals	First Floor – 1 Bedroom Flat			AST 1 year from 26.05.2015	£11,280 p.a.	Reversion 2016
Flat 9 266	Individual	Second Floor – 1 Bedroom Flat			AST 1 year from 20.12.2014	£10,320 p.a.	Reversion 2015

(1) Not inspected internally by Allsop.

Total £156,772 p.a.