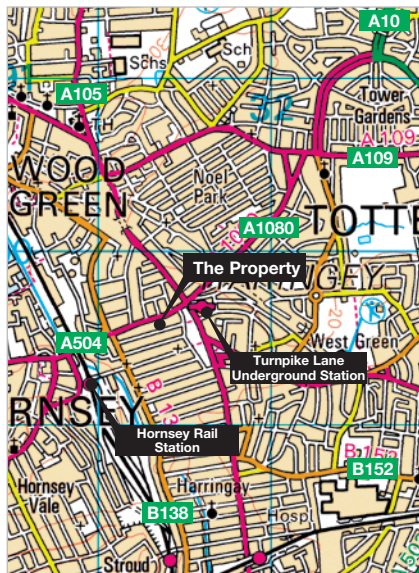


# London N8

## 33 Turnpike Lane Wood Green N8 0EP

- Freehold Shop and Residential Ground Rent Investment
- Comprising a shop and two flats (sold off on long leases)
- Well located in busy North London suburb and 180 metres from Turnpike Lane Underground Station (Piccadilly Line)
- Planning consent granted to extend shop
- Shop Rent Review 2017 outstanding
- No VAT applicable
- Total Current Rents Reserved  
**£19,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



**Tenure**  
Freehold.

**Location**  
Turnpike Lane (A504) is a busy east-west cosmopolitan shopping street situated within the London Borough of Haringey, 5 miles north of Central London. The area benefits from Underground services via Turnpike Lane Underground Station (Zone 3, Piccadilly Line), 180m to the east of the property, and Mainline Rail services via Hornsey Rail Station, ¼ mile to the south-west of the property.  
The property is located in an established parade of shops on the south side of Turnpike Lane, close to its junction with Vernon Road. The busy High Road is a short distance away, where occupiers include Costa Coffee, Betfred, Tesco Express, Poundland, William Hill, Subway, Santander and Peacocks, amongst many others.

**Description**  
The property is arranged on ground and two upper floors to provide a ground floor shop with two self-contained flats above, both of which have been sold off on long leases. Externally, there is a large garden to the rear.

**Planning**  
Planning permission was granted on 30th December 2014 for the construction of a rear single storey extension to the shop (ref no. HGY/2014/3194). All enquiries should be referred to the London Borough of Haringey. ([www.haringey.gov.uk](http://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](http://www.allsoop.co.uk)

**Energy Performance Certificate**  
Range from EPC Ratings between 62 to 110 Bands C-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
33	Individual	Gross Frontage 5.47 m (17' 11") Net Frontage 3.90 m (12' 9") Shop Depth 9.44 m (30' 11") Ground Floor (1) 61.2 sq m (658 sq ft)	16 years from 15.04.2005 Rent review every 4th year FR & I	£19,000 p.a.	Rent Review outstanding 2017
First Floor	Individual(s) (2)	Residential	125 years from 11.08.2015	£250 p.a. increasing to £500 p.a. in 2055 and £750 p.a. in 2095	Reversion 2140
Second Floor	Individual(s) (2)	Residential	125 years from 10.06.2016	£250 p.a. increasing to £500 p.a. in 2055 and £750 p.a. in 2095	Reversion 2141

(1) Not inspected by Allsop. Area sourced from VOA. ([www.voa.gov.uk](http://www.voa.gov.uk))  
(2) Notices under the Landlord and Tenant Act (as amended) have been served on the residential tenants.

**Total £19,500 p.a.**