

Lot 35, 500-508 High Road, Tottenham, London,

N17 9JF

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Substantial High Street Retail Investment

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Property Information

Substantial High Street Retail Investment

- Comprises 3 Retail Units and Function Suite
- McDonald's in occupation for at least 40 years
- Tenants include McDonald's Restaurants Limited and Savers Healthy and Beauty Ltd
- New 5 year Lease with Savers (in occupation for over 30 years)
- Directly Opposite Bruce Grove Station
- Approximately 1km South of Tottenham Hotspur FC Stadium
- Nearby occupiers include Asda, Ladbroke's, KFC, Holland & Barrett, German Doner Kebab, Specsavers, Iceland, Poundland, Costa Coffee and Santander

Lot

35

Auction

10th July 2025

Rent

£373,336 per Annum Exclusive
rising to Gross Rents of £386,336 pax in 2030 and £405,836 pax in 2032 (3)

Sector

Retail, High Street Retail

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

6 miles north of the City of London

Roads

A10, A406 (North Circular Road), A503

Rail

Bruce Grove Railway Station (Weaver Line), Seven Sisters Underground (Victoria Line)

Air

London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

Tottenham is a popular North London suburb situated just 6 miles north of the City of London. The property is prominently situated directly opposite Bruce Grove Railway Station and in a very busy trading position on the east side of High Road (A10), the principal aerial route from the City of London through North London. The property benefits from being approximately 1 kilometre south of the new Tottenham Hotspurs FC Stadium. Nearby occupiers include Asda, Ladbroke's, KFC, Holland & Barrett, German Doner Kebab, Specsavers, Iceland, Poundland, Costa Coffee and Santander.

Tenure

Long Leasehold. Held on 2 Separate Long Leases. Each held for a term from 25/03/1971., the first lease until 2156 (131 years unexpired) at a fixed peppercorn rent and the second lease until 2032 (7 years unexpired) at a current rent reserved at £190,000 per annum exclusive.

EPC

Band C and Band D

Description

The property comprises two adjoining buildings, forming a terrace of three retail units, one of which is double fronted, and self contained Function Suites on the upper floors.

500 High Road comprises a ground floor retail unit with ancillary accommodation on the first floor. 502-508 High Road comprises two ground floor retail units and self-contained banqueting/conference accommodation on the first floor and ancillary accommodation on the second floor which is accessed separately from the rear via Stoneleigh Road.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Gross Rent p.a.x.	Rent Review (Reversion)
500 High Road	Ground First	Retail Ancillary	49.02	(528)	INDIVIDUAL T/A FIRST TECH SOLUTIONS (CRN: 06483999)	15 years from 29/09/2010	£20,000	(28/09/2035)
502-504 High Road	Ground	Retail Restaurant Ancillary	496.60	(5345)	MCDONALD'S RESTAURANTS LTD (CRN: 01002769) (in occupation for over 40 years)(4)	22 years from 20/03/2010 (2)	£123,505	26/03/2026 (19/03/2032)
502-508 High Road	Entrance First Second	Retail Restaurant Ancillary	- 909.85 128.67	- (9794) (1385)	SOFFI AND CO LIMITED (T/A CLASSIC RESTAURANT)	A term from 10/09/2021 until 20/03/2032	£150,000 (rising to £163,000 in 2027 and £178,000 in 2030) (3)	(20/03/2032) (3)
508 High Road	Ground	Retail Ancillary	333.58	(3,590)	SAVERS HEALTH AND BEAUTY LIMITED (CRN: 02202838) (in occupation for over 30 years)(5)	5 years from 22/01/2024(3)	£81,250	3 yearly rent increases
Total Approximate Area			1,917.72 (1)	(20,642) (1)			£374,755 pax (rising to £387,755 pax in 2027 and £405,755 pax in 2030) (3)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk), save for the floor areas stated for 502-504 High Road, which are the floor area that were adopted by the Surveyors acting for the parties at a previous rent review.

(2) As to 508 High Road, the lease provides for a tenant option to determine the lease on 22/01/2027 on serving 6 months written notice.

(3) As to 502-508 High Road, the rent increases to £163,000 p.a.x on 10/09/2027 and £178,000 p.a.x on 10/09/2030.

(4) McDonald's holds more than 36,000 restaurants in over 100 countries. Nationwide, the company employs over 150,000 people, with the UK alone holding over 120,000 people across their restaurants and head office. Globally, there are over 2 million franchise employees. For the year ending 31st December 2023, McDonald's Restaurants Limited (CRN: 01002769), reported a Turnover of £1,835,618,000., Pre-Tax profits of £66,327,000., and Shareholder Funds of £789,294,000., (Source: McDonald's Restaurants Limited Annual Report and Financial Statements as published at Companies House on the 21st May 2025).

(5) Savers Health and Beauty Limited currently have over 500 stores throughout Scotland, Wales and Northern Ireland with over 50,000 employees. The company is also part of the A.S. Watson Group, one of the world's largest international health and beauty retailers by number of stores, who have 16,500 stores in 28 markets and over 130,000 employees worldwide. For the year ending 30th December 2023, Savers Health and Beauty Limited (CRN: 02202838), reported a Turnover of £754,828,000., Pre-Tax Profits of £61,257,000., and Net Assets of £142,121,000., (Source: Savers Health and Beauty Limited Annual Report and Financial Statements as published at Companies House on the 21st May 2025).

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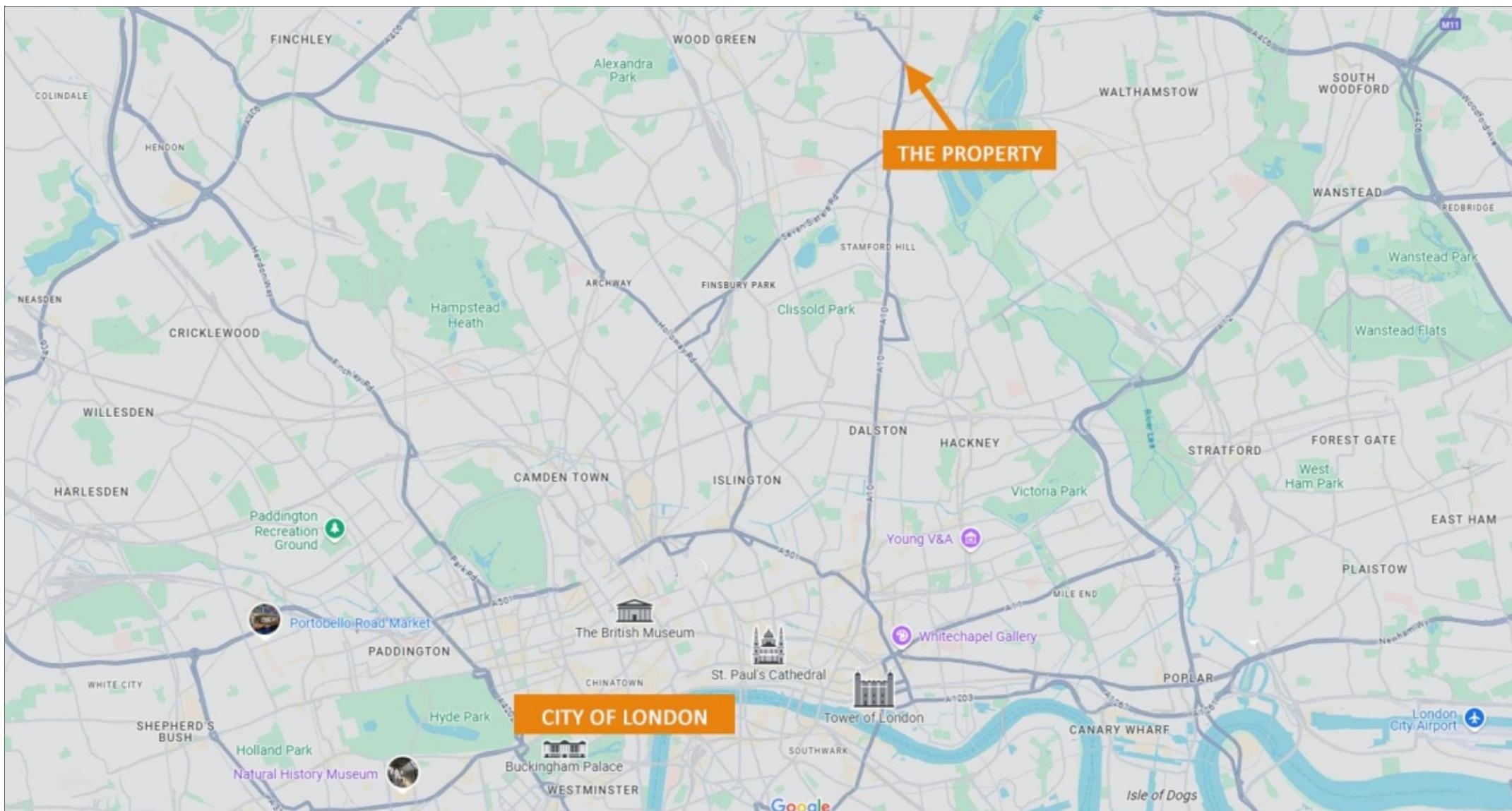
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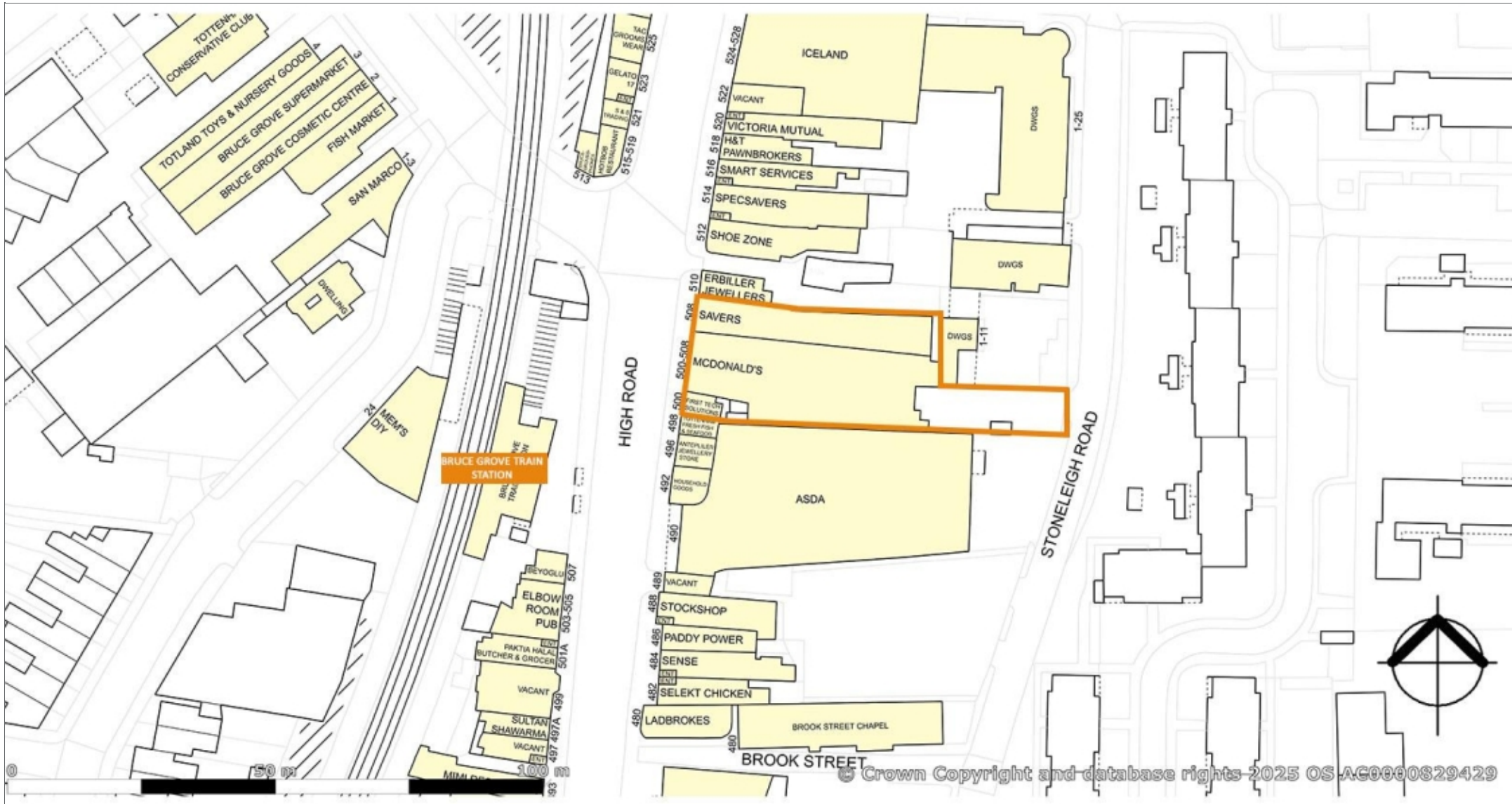
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