

**Lot 17, 3 Cheapside, High Road, Wood Green, London,  
N22 6HH**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Investment

- Let to an Individual t/a Hadi & Co until 2039
- Comprises Retail unit and 2 self contained flats
- Popular and cosmopolitan North London suburb
- Equidistant between Wood Green & Tumpike Lane Underground Stations (Piccadilly Line/Zone 3)
- Neighbouring occupiers include McDonalds, Burger King, Wendy's, JD Sports, Superdrug, H&M, Holland & Barrett, Sainsbury's & B&Q

#### Lot

17

#### Auction

12th February 2026

#### Rent

£112,200 per Annum Exclusive

#### Status

Available

#### Sector

Retail, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

7 miles north of Central London

#### Roads

A406 (North Circular), A10, M1

#### Rail

Wood Green and Tumpike Lane Underground Stations (Piccadilly Line/Zone 3)

#### Air

London Heathrow, London Luton

### Situation

Wood Green is a busy, popular and cosmopolitan commercial centre, some 7 miles north of Central London. Wood Green has excellent road and rail communications being two miles south of the North Circular Road (A406) and on London Underground's Piccadilly Line, as well as numerous bus routes. The property is situated in a prominent location on the east side of Cheapside, High Road, Wood Green's primary retailing thoroughfare, midway between Wood Green and Tumpike Lane Zone 3 Underground Stations. Neighbouring occupiers include McDonalds, Burger King, Wendy's, JD Sports, Superdrug, H&M, Holland & Barrett, Sainsbury's & B&Q. The property is a short walk from Wood Green Shopping Centre (The Mall) with further retailers including Sports Direct, Boots, Primark & B&M.

### Tenure

Freehold.

### EPC

Retail unit = Band C. Please refer to the Legal Pack for the residential EPC's.

### Description

The property comprises self contained retail accommodation on the ground floor with ancillary accommodation on part of the first. There are two flats (1x 1 bed & 1x 2 bed) on the upper floors which are separately accessed via a secure gateway from the rear of the property.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reviews (Reversion)
Ground First (part)	Retail Ancillary	125.64 18.06	(1,352) (194)	INDIVIDUAL t/a Hadi & Co	15 years from 12/12/2024	£75,000	12/12/2029 12/12/2034 (11/12/2039)
First (Flat 3a)	Residential - 1 bed flat	-	-	INDIVIDUALS	Assured Shorthold Tenancy for a term of 1 year from 01/10/2025	£18,000(2)	-
Second (Flat 3b)	Residential - 2 bed flat	-	-	INDIVIDUAL	Assured Shorthold Tenancy for a term of 2 years from 31/10/2025	£19,200(2)	-
<b>Total Approximate Commercial Floor Area</b>		<b>143.70</b>	<b>(1,546)</b>			<b>£112,200</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The residential rent stated above have been annualised.



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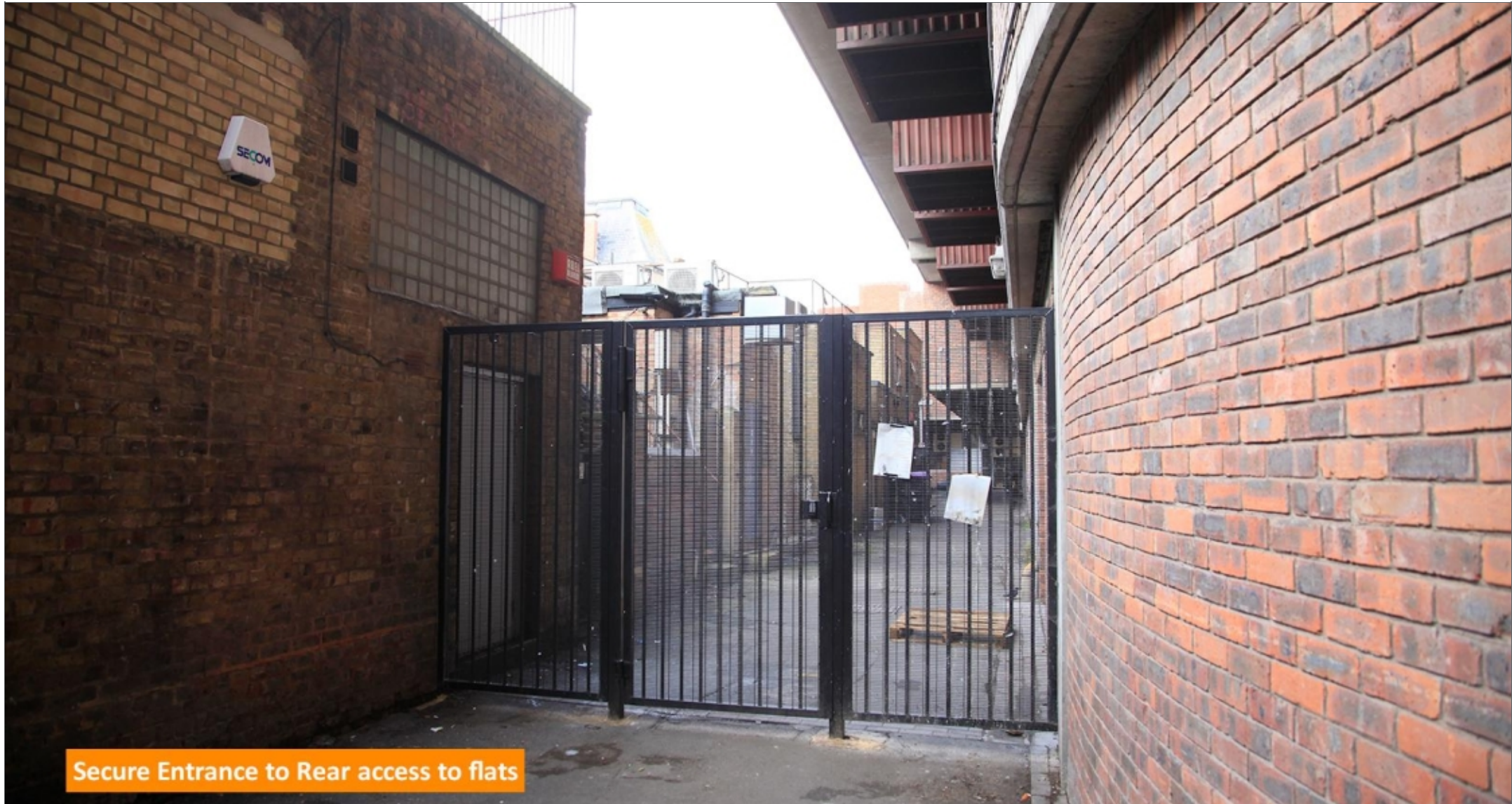
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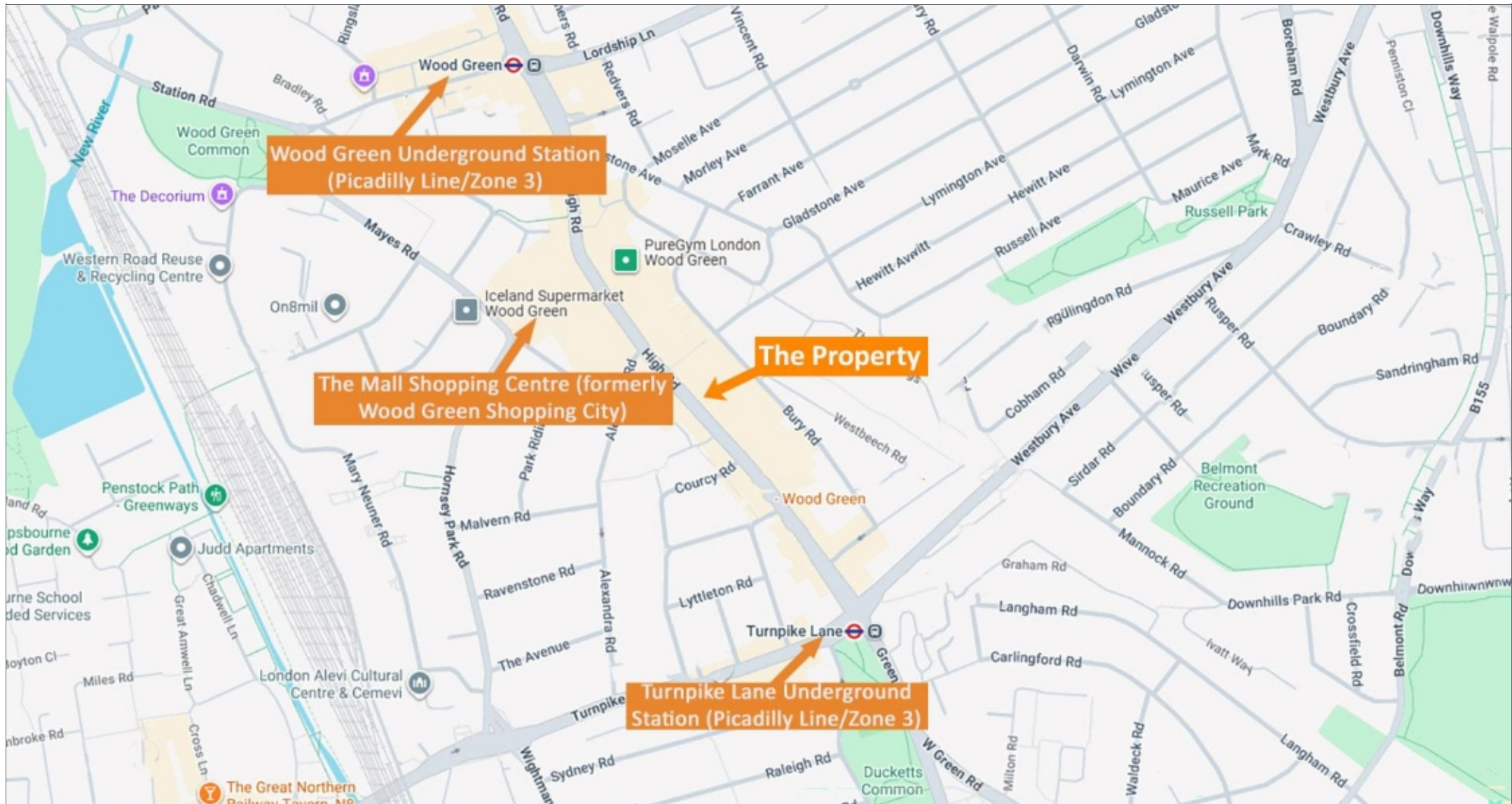




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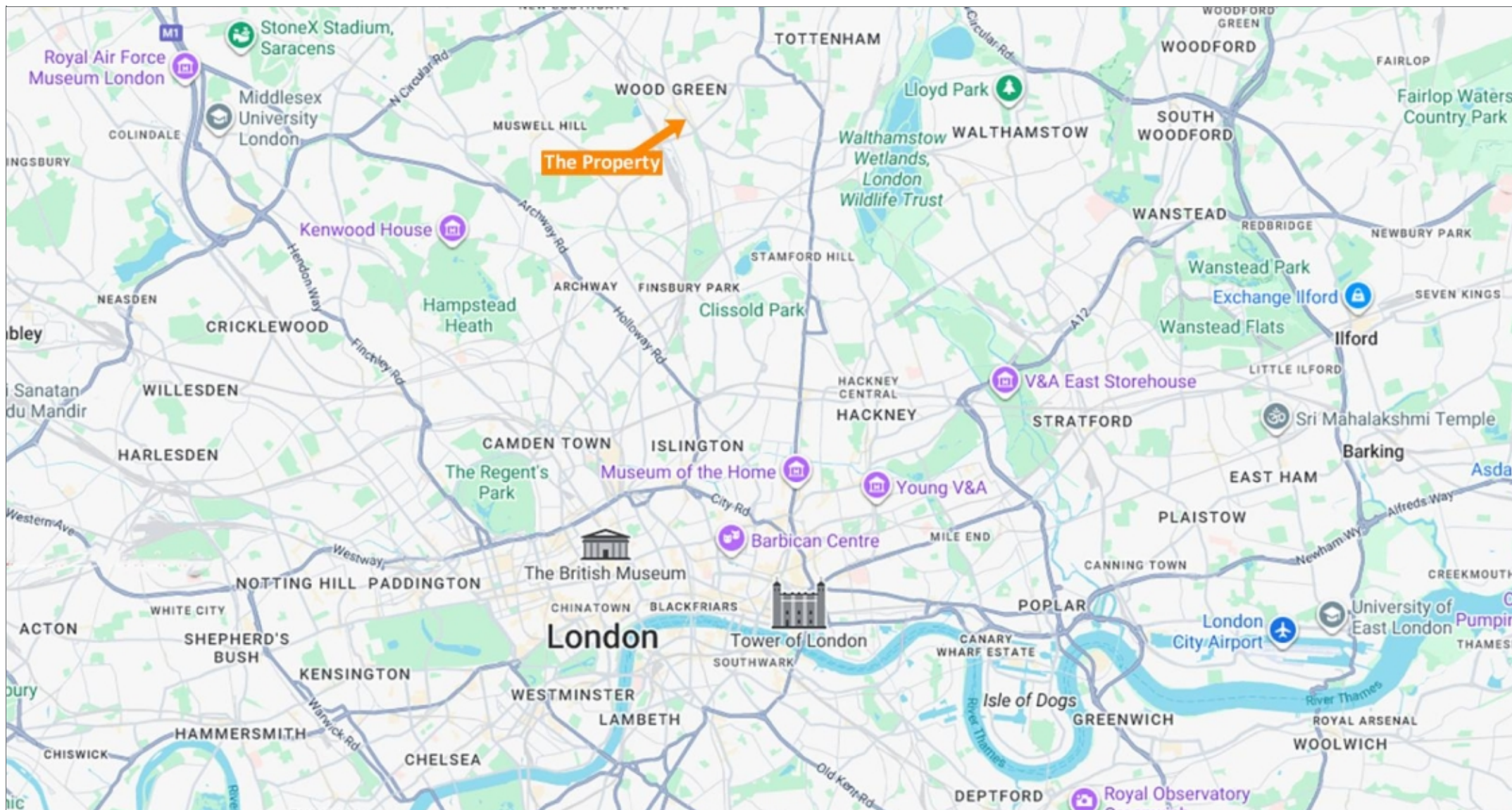




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## Contacts

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