

67 High Road Wood Green, London N22 6BU

lot 5

Freehold Bank Investment

- Let to Santander UK plc for 60 years until 2037
- Busy and popular suburb of North London
- Nearby occupiers include Barclays, Sainsburys, Dorothy Perkins, Marks & Spencer
- Six Week Completion Available

Rent
£66,000
per annum
exclusive



On behalf of a
Major Fund

Location

Miles: 5 miles north of the City of London
Roads: A1, A10, A406 (North Circular), A503
Rail: Turnpike Lane Tube (Piccadilly Line), Wood Green Tube (Piccadilly Line), Hornsey Rail
Air: London City, London Heathrow, London Luton, London Stansted

Situation

Wood Green is a popular North London suburb that benefits from strong rail, tube and road links. The property is situated in a prime position on High Road, close to Wood Green Shopping Centre located nearby. Opposite the property, occupiers include Barclays, Sainsbury's, Dorothy Perkins and Marks & Spencer.

Description

The property comprises banking hall accommodation on the ground floor with office accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	73.2 sq m (788 sq ft)	SANTANDER UK PLC (1) (2)	60 years from 26/04/1977 until 2037	£66,000	26/04/2017 (3)
Ground	Ancillary	15.8 sq m (170 sq ft)				
First	Office	54.4 sq m (585 sq ft)				
Second	Office	52.0 sq m (560 sq ft)				
Totals		195.4 sq m (2,103 sq ft)			£66,000	

(1) For the year ending 31st December 2011, Santander UK plc reported a pre-tax profit of £1,261,000,000 and a total net worth of £10,524,000,000. (Source: www.riskdisk.com 12/06/2012)

(2) The first and second floors have been sublet to Russell Wise Solicitors Limited.

(3) Subsequent rent reviews are to be on dates to be agreed between landlord and tenant. The Vendor understands that historically, rent reviews have been five yearly.

For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acutus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acutus.co.uk
www.acutus.co.uk

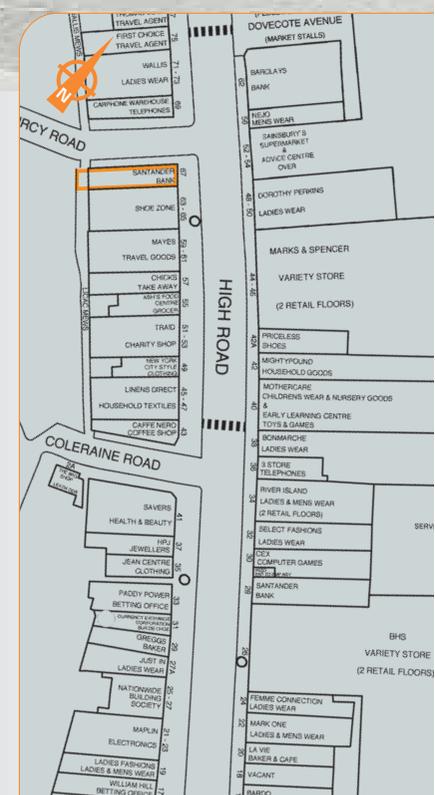
Associate Auctioneers:

Franc Warwick
Coin House, 2 Gees Court,
St Christopher's Place, London
W1U 1JA.
Tel: (0)20 7408 0970 / (07889) 085 112.
Email: jamesb@franc-warwick.co.uk
Ref: James Baruch.



Solicitors:

Olswang LLP
90 High Holborn, London WC1V 6XX.
Tel: +44 (0)20 7067 3607/(0)20 7067 3531.
Email: alan.karsberg@olswang.com/
kathryn.johns@olswang.com
Ref: Alan Karsberg/Kathryn Johns.



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007316 from Experian Goad, Hatfield, Herts. For identification purposes only - please see documentation.