

## lot 6

Rent  
**£111,200**  
per annum  
exclusive

### 66/68 High Road Wood Green, London N22 6HL

#### Freehold Retail Investment

- Entirely let to Holland & Barrett Retail Limited until 2026 (no breaks)
- Recent uplift in rent from £80,000 p.a.x (2014 rent review)

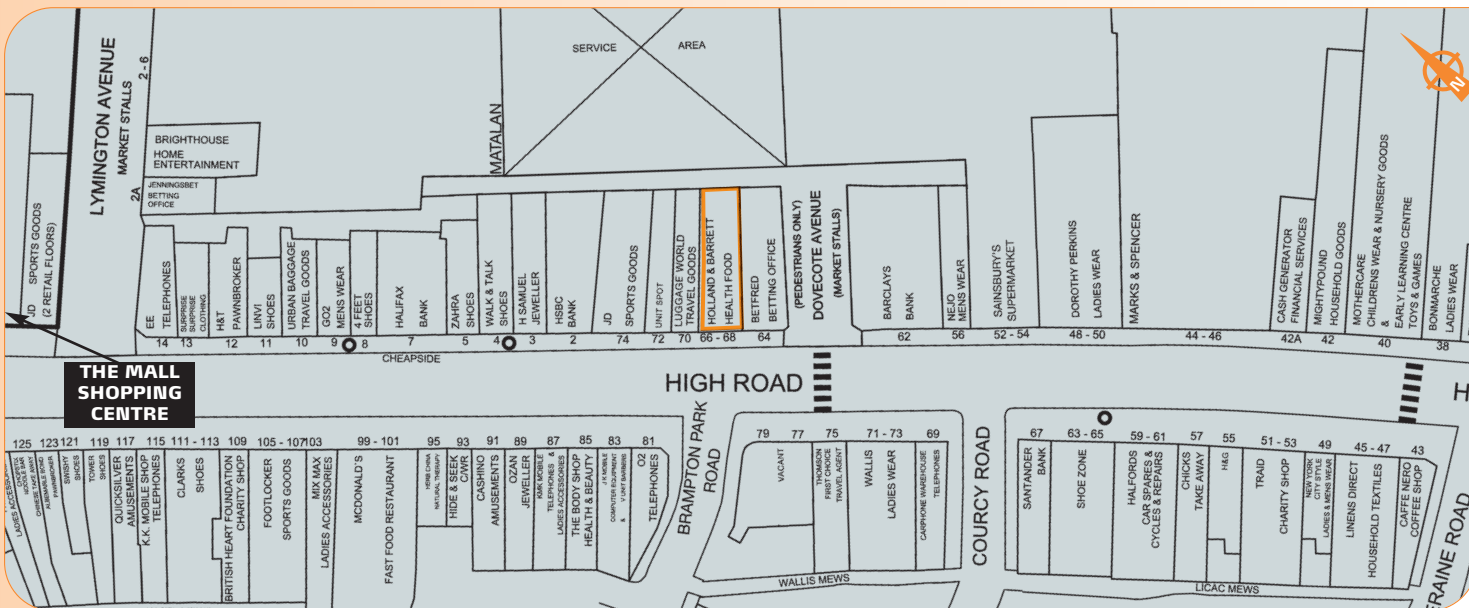
- Prime location within popular and busy North London suburb
- Close proximity to The Mall Shopping Centre with nearby occupiers including Marks & Spencer, Sainsbury's, Matalan, Lidl, BHS and McDonald's



On Behalf of **metfriendly**  
save, invest and protect



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**Location**

Miles: 3 miles north-east of Highgate  
6 miles north of City of London  
7 miles north-east of London's West End

Roads: A1, A10, A105, A406, A503

Rail: Wood Green Underground Station (Piccadilly Line), Turnpike Lane Underground Station (Piccadilly Line)

Air: London City and London Heathrow Airports

**Situation**

Wood Green is a popular and busy North London suburb located 6 miles north of the City of London. The property is prominently situated on the northern side of the busy High Road close to Dovecote Avenue and approximately 100 metres from The Mall Shopping Centre which houses a 12 screen cinema and over 100 retailers including H&M, New Look, Next, TK Maxx, Topshop and Primark. Other nearby occupiers include Sainsbury's, Marks & Spencer, Matalan, Lidl, Peacocks and McDonald's.

**Description**

The property comprises a double fronted ground floor retail unit with ancillary accommodation on the first and second floors.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion****Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	219.90 sq m	(2,367 sq ft)	<b>HOLLAND &amp; BARRETT RETAIL LIMITED (1)</b>	20 years from 02/11/2009 until 2026 (2) on a full repairing and insuring lease (3)	£11,200	02/11/2019 and 02/11/2024
First	Ancillary	189.42 sq m	(2,039 sq ft)				
Second	Ancillary	59.18 sq m	(637 sq ft)				
<b>Totals</b>		<b>468.50 sq m</b>	<b>(5,043 sq ft)</b>			<b>£11,200</b>	

(1) Holland & Barrett is the UK and Europe's leading retailer of vitamins, minerals and herbal supplements and operate over 620 stores throughout the UK and Ireland. (Source: www.hollandandbarrett.com)

For the year ending 30/09/2014, Holland & Barrett Retail Limited reported a turnover of £368,823,000, pre-tax profits of £89,463,000 and a total net worth of £260,473,000. (Source: www.riskdisk.com 21/08/2015)

(2) The tenant occupies the property under a lease for an original term of 10 years from 2nd November 2009. In May 2012, this lease was extended so that the lease now expires on 1st November 2026 in return for a six month rent free period (now expired).

(3) Part of the first floor and second floor are subject to a schedule of condition.

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