

121 High Road,
Wood Green, London N22 6BB

Freehold Retail and Residential Investment with Development Potential (STC)

Lot 9

£55,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	96.50 sq m (1,038 sq ft)	ARK EUROPE LIMITED (1)	15 years from 10/07/2006 on a full repairing and insuring lease	£55,000 (2)	10/07/2016 (09/07/2021)
Basement	Ancillary	36.40 sq m (391 sq ft)				
First	Residential	39.02 sq m (420 sq ft)				
Second	Residential	25.55 sq m (275 sq ft)				
Total		197.47 sq m (2,124 sq ft)			£55,000	

(1) We understand the residential flat has been sublet.
(2) A rent deposit of £13,750 is held.

Key Details

- Entire property let with important reversion in 2021
- Two bedroom maisonette located on upper floors
- Scope for further residential development at rear extension and into roof (subject to consents)
- Located adjacent to Wood Green Shopping City in principal retailing pitch
- Popular and busy North London suburb

Location

Miles: 6.8 miles north of Charing Cross
Roads: A105, A504, A10, A406 North Circular Road
Rail: Wood Green Underground, Turnpike Lane Underground (Piccadilly Line)
Air: London City Airport

Situation

Wood Green is a busy North London suburb located some 6 miles north of central London. The property is situated in a prominent location on the west side of the busy High Road (A105), the principal retailing pitch, less than 100 metres from The Mall Shopping Centre which houses a 12-screen cinema and over 100 retailers including Boots, H&M, Schuh, Costa and Primark.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation. The first and second floors comprise a residential maisonette which currently provides three rooms, two bathrooms and a kitchen, with scope for extending this further at the rear extension and into the roof (subject to consents). The residential accommodation is currently self contained and is accessed from the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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