

# Lot 14

£125,700 Per Annum  
Exclusive

12 & 12A/C Cheapside, Wood Green,  
**London, N22 6HH**

Freehold Retail and Residential Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	101.26 sq m	(1,090 sq ft)	HARVEY AND THOMPSON LIMITED (1) t/a H&T Pawnbrokers	20 years from 24/06/2003	£75,000 (2)
First (12A)	Residential - 4 bed flat	81.01 sq m	(872 sq ft)	INDIVIDUALS	1 year AST from 06/01/2020 at £1,675 pcm	£20,100
Second (12B)	Residential - 3 bed flat	47.00 sq m	(506 sq ft)	INDIVIDUAL	1 year AST from 29/08/2020 at £1,500 pcm	£18,000 (3)
Second (12C)	Residential - Studio flat	37.99 sq m	(409 sq ft)	INDIVIDUAL	2 year from AST from 20/03/2020 at £1,050 pcm	£12,600 (3)
<b>Total</b>		<b>267.26 sq m</b>	<b>(2,877 sq ft)</b>			<b>£125,700</b>

(1) For the year ending 31st December 2019, Harvey & Thompson Limited reported a total turnover of £160,213,000, pre-tax profits of £20,295,000 and shareholder's funds of £120,959,000 (source: SmartSearch 25/08/2020).

(2) Rent increased at 2018 rent review from £72,000 pa.

(3) Rents inclusive of utilities.



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### Key Details

- Shop let to Harvey and Thompson Limited (trading as H&T Pawnbrokers)
- Shop lease expires June 2023
- Three fully let separately accessed flats above (1 x four bed, 1 x three bed and studio)
- Nearby occupiers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop, Primark, WHSmith, Lidl, Cineworld and branches of Lloyds and Barclays Banks
- Part of Proposed Crossrail 2 Route and Bunting North London suburb

### Location

**Miles:** 7 miles north of Central London  
**Roads:** A406 (North Circular), A10, M1  
**Rail:** Wood Green and Turnpike Lane Underground Stations (Piccadilly Line)  
**Air:** London Heathrow, London Luton

### Situation

Wood Green is a busy and popular commercial centre, located approximately seven 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 Turnpike Lane Underground Stations. Nearby retailers include McDonald's, Superdrug, H&M, Sainsbury's, Sports Direct, Boots the Chemist, JD Sports, The Works, Body Shop. The property is a short walk from Wood Green Shopping Centre (The Mall) with further retailers including Primark, Argos, WH Smith, Lidl and Cineworld.

### Description

The property comprises a three storey building, arranged as a ground floor shop, with 1 x four bed flat, 1 x three bed flat and a studio arranged on the first and second floors, all of which are accessed separately from the rear, except the 3 bed flat (12B) which is accessed separately from the front.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Viewings

There will be one accompanied block viewing leading up to the auction. Please email your request to view to [george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk) who will confirm the time and date.

### Energy Performance Certificate

Band D (shop). See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).



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