

Lot 19

£129,580 Per Annum
Exclusive

9 & 9A/D Cheapside, Wood Green,
London, N22 6HH

Freehold Retail and Residential Investment



Tenancy and accommodation

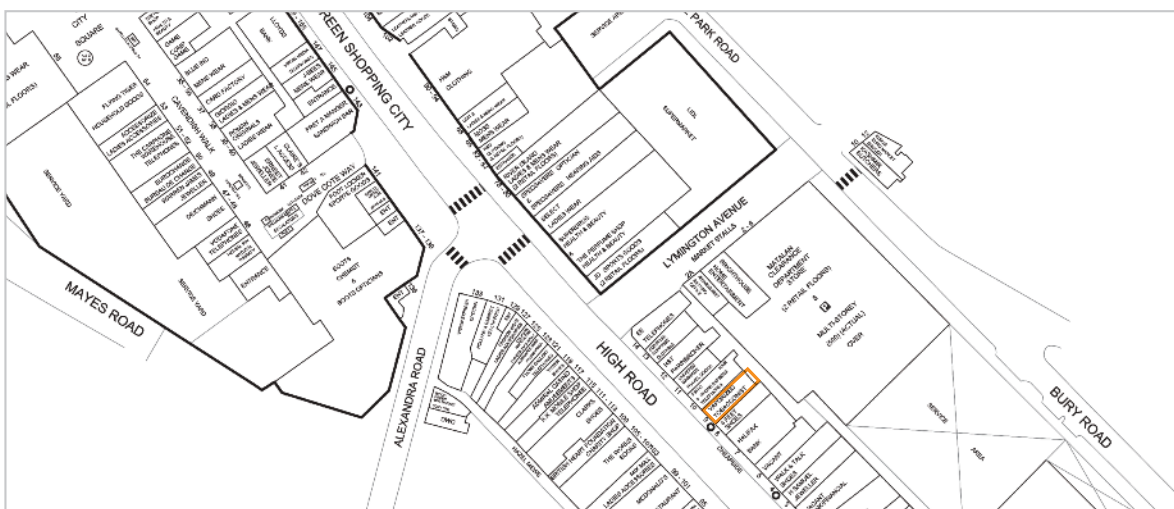
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	82.13 sq m	(884 sq ft)	CCHG LIMITED (1) t/a VPZ	10 years from 29/08/2017 until 28/08/2027 (2)	£75,000	29/08/2022
First (9A)	Studio Flat	35.02 sq m	(377 sq ft)	INDIVIDUALS	2 year AST from 27/05/2020	£13,800	-
First (9B)	Studio Flat	41.53 sq m	(447 sq ft)	INDIVIDUALS	3 year AST from 04/10/2018	£13,200	-
Second (9C)	Studio Flat	39.86 sq m	(429 sq ft)	INDIVIDUALS	1 year AST from 10/10/2020	£13,780	-
Second (9D)	Studio Flat	44.69 sq m	(481 sq ft)	INDIVIDUALS	3 year AST from 02/03/2018	£13,800	-
Total		243.23 sq m	(2,618 sq ft)			£129,580	

(1) For the year ending 31st December 2018, CCHG Ltd reported a turnover of £26,397,173, pre-tax profits of £1,441,487 and shareholder's funds of £4,781,750 (source: SmartSearch 25/08/2020). VPZ is the UK's leading E-Cigarette retailer. Established in 2012, VPZ now has over 150 shops nationwide and were recently named as the 24th fastest growing business in the UK (www.vpz.co.uk).

(2) The lease is subject to a tenant option to determine on 28/08/2023.

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 who will confirm the time and date.



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Key Details

- Shop let to tenant trading as VPZ (the UK's leading E-Cigarette retailer)
- 10 year lease from August 2017 (subject to option)
- Four fully let studio flats above
- 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
- Bustling 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 four studio flats arranged on the first and second floors, accessed separately from the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk.



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