

Lot 32

£100,800 Per Annum
Exclusive

10 & 10A/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.	Review
Ground	Retail	90.95 sq m	(979 sq ft)	TOWERSTONE LIMITED t/a Tigana	10 years from 16/09/2019 until 15/09/2029 (1)	£60,000	16/09/2024
First (10A)	Studio Flat	30.00 sq m	(323 sq ft)	INDIVIDUALS	1 year AST from 04/12/2019 at £900 pcm	£10,800	-
First (10B)	1 bed flat	45.00 sq m	(484 sq ft)	INDIVIDUAL	1 year AST from 09/07/2020 at £1,150 pcm	£13,800	-
Second (10C)	2 bed flat	41.99 sq m	(452 sq ft)	INDIVIDUALS	1 year AST from 11/10/2019 at £1,350 pcm	£16,200	-
Total		207.94 sq m	(2,238 sq ft)			£100,800	

(1) The lease is subject to a tenant option to determine on 16/09/2024.

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Key Details

- Shop let to tenant trading as Tigana
- 10 year shop lease from September 2019 (subject to option)
- Three fully let 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 and Busting 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 three flats (including one studio) arranged on the first and second floors, accessed separately from the rear.

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 who will confirm the time and date.

Energy Performance Certificate

Band B (shop). See legal pack at www.acuitus.co.uk.



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