

lot 6

91 High Road  
Wood Green, London N22 6BB

Rent  
£85,078  
per annum  
exclusive

Freehold Retail and Residential  
Investment

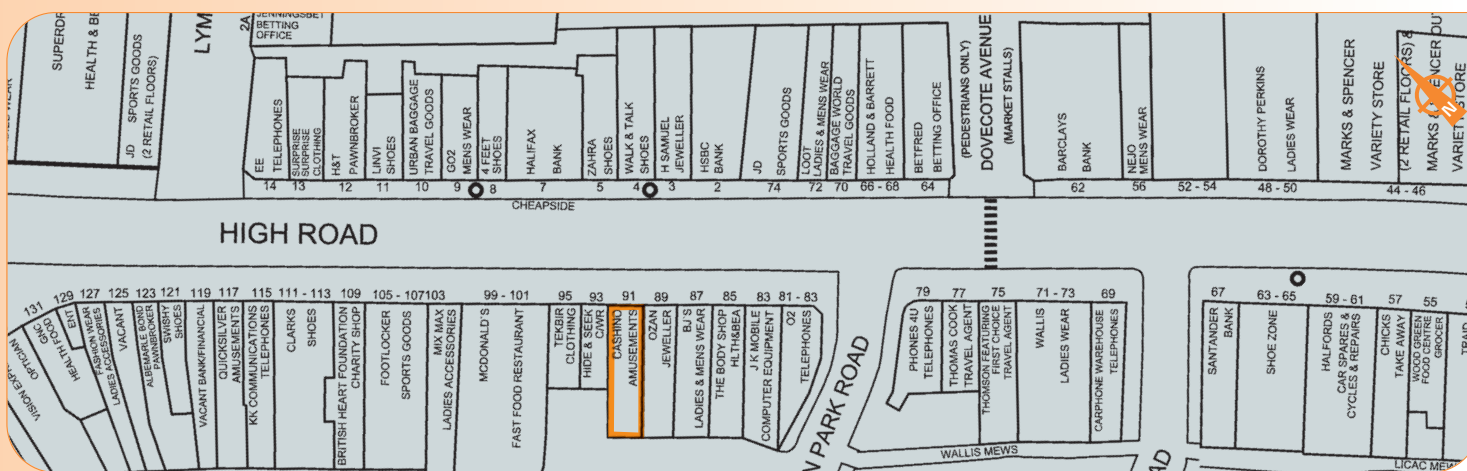
- Ground let to Baleday Limited t/a Cashino until November 2025 (no breaks)
- Six bedroom residential maisonette on upper floors let on AST
- Popular and busy North London suburb
- Nearby occupiers include McDonald's, Halifax, HSBC, O2, Clarks and Phones 4U

On behalf of  
Joint LPA Receivers



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**Location**

Miles: 6.8 miles north of Charing Cross  
Roads: A105, A504, A10  
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 the City Centre. The property is situated in a prominent location on the southern side of the busy High Road (A105) less than 100 metres from The Mall Shopping Centre which houses a 12 screen cinema and over 100 retailers including Boots, New Look, Next, Topshop and Primark.

**Description**

The property comprises a ground floor retail unit currently used as an amusement arcade, with a six bedroom maisonette on the upper floors, accessed from the rear.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Viewings**

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Telephone: +44 (0)20 7034 4857.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	91.58 sq m (986 sq ft)	<b>BALEDAY LIMITED</b> (1) t/a <b>Cashino</b>	13 years 5 months from 01/07/2012 until 30/11/2025 on a full repairing and insuring lease	£58,678	01/12/2020 (2)
First/Second	Residential – Six Bedrooms	Not Measured	<b>INDIVIDUAL</b>	12 months AST from June 2014	£26,400	(June 2015)
<b>Totals</b>		<b>91.58 sq m (986 sq ft)</b>			<b>£85,078</b>	

(1) Baleday Limited is a wholly owned subsidiary of Praesepe Holdings Limited. Praesepe is the UK's largest chain of adult gaming centres operating from a total of 170 adult gaming centres, bingo clubs and family entertainment centres in 100 towns and cities throughout Great Britain (Source: www.cashinogaming.com 13/06/2014)  
(2) For the purposes of clarification, the current rent of the retail unit is £51,360 p.a.x. rising to £58,678 in December 2015 and £67,039 p.a.x. in December 2020. The Seller has agreed to adjust the completion monies so that the property effectively produces £58,678 p.a.x. from completion of the sale.

**For further details please contact:**  
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