

Lot 26

£100,000 Per Annum
Exclusive

13 & 13A/B Cheapside, Wood Green,
London, N22 6HH

Freehold Retail/ Residential Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	89.65 sq m	(965 sq ft)	TOWERSTONE LIMITED t/a Surprise Surprise	20 years from 25/12/2003	£100,000
First (13A)	Residential - 1 bed flat	-	(-)			
Second (13B)	Residential - 2 bed flat	-	(-)			
Total Commercial Area		89.65 sq m	(965 sq ft)			£100,000

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Key Details

- Entirely let to Towerstone Limited (shop trading as Surprise Surprise)
- Lease expires December 2023
- 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 two flats (1 x one bed and 1 x two bed) 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 C. See legal pack at www.acuitus.co.uk.



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