

6 WEEK COMPLETION



SITUATION

Located at the junction with Dovecote Avenue in one of the best locations in the centre of this well known shopping centre, adjacent to **Holland & Barrett** and amongst many other multiple traders including **Marks & Spencer, BHS, Tesco Express, Shoe Zone, Thomas Cook, Sainsbury's, Barclays, Dorothy Perkins** and **Halfords**, all serving the surrounding densely populated area. Wood Green is a popular residential suburb being some 7 miles north of Central London.

PROPERTY

An attractive prominent corner building comprising a **Deep Ground Floor Shop** with **Ancillary Accommodation** on the first, second and attic floors.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'0"
Internal Width	18'0"
Shop Depth	64'11"
Built Depth	83'5"
2 WCs	

First Floor Ancillary

2 Rooms Area	Approx 442 sq ft
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Second Floor Ancillary

2 Rooms Area	Approx 417 sq ft
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Attic Floor

Not inspected

TENANCY

The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd (having over 750 branches) (T/O for Y/E 25/03/12 £4.6bn, Pre-Tax Profit £16.4m and Net Worth £64.8m)** for a term of 10 years from 1st December 2010 at a current rent of **£80,000 per annum** exclusive.

Rent Review 2015 based on 2.7% p.a. compound, therefore rent rises to £91,399.16 p.a.

£80,000 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

View from the Property



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VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts