

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

**Second Floor Ancillary**

2 Rooms Area Approx 417 sq ft

**Attic Floor**

Not inspected

**TENANCY**

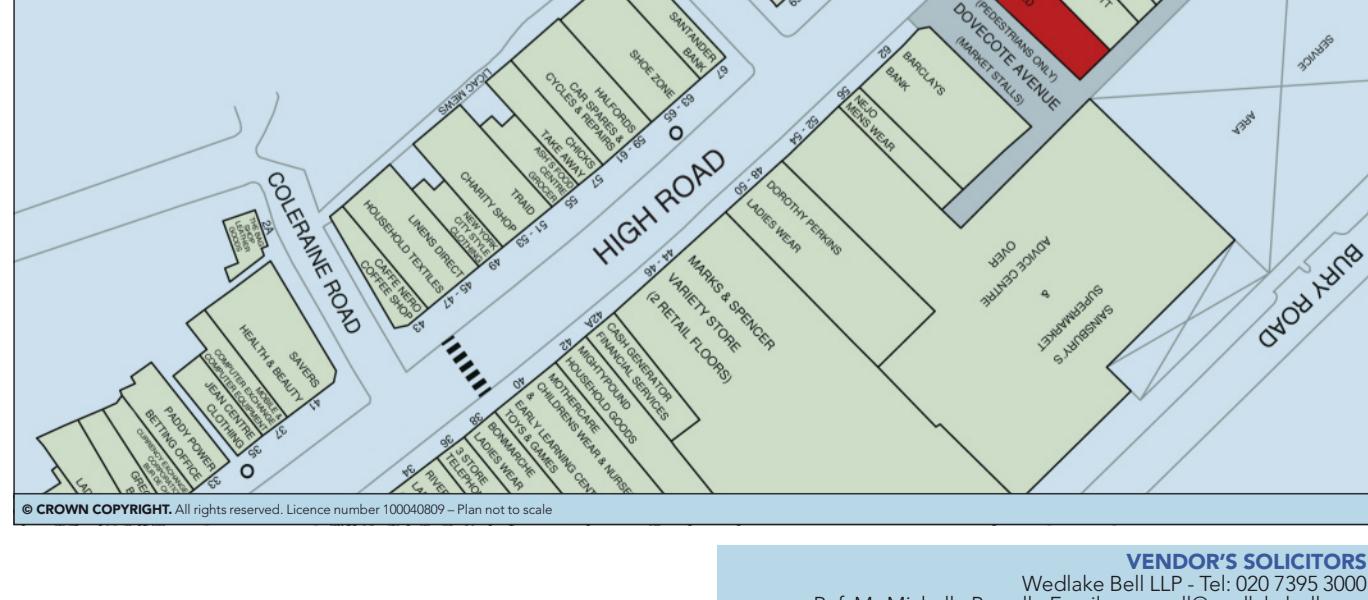
The entire property is let on a full repairing and insuring lease to **Done Brothers (Cash Betting) Ltd (having over 750 branches)** (T/O for Y/E 25/03/12 £4.6bn, Pre-Tax Profit £16.4m and Net Worth £64.8m) for a term of 10 years from 1st December 2010 at a current rent of **£80,000 per annum** exclusive.

**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**



**VENDOR'S SOLICITORS**

Wedlake Bell LLP - Tel: 020 7395 3000

Ref: Ms Michelle Powell - Email: mpowell@wedlakebell.com

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