

LOT 5

19 High Road, Wood Green,
London N22 6BHGuide Price
£800,000

BY ORDER OF JOINT LPA RECEIVERS

6 WEEK COMPLETION

**SITUATION**

Located close to the junction with Coleraine Road, adjacent to **Maplin** and **William Hill**, and amongst many other multiple traders including **BHS**, **Tesco Express**, **Nationwide**, **Poundland**, **Marks and Spencer**, **Caffé Nero** and **Greggs**. Turnpike Lane Station (Piccadilly Line) is within easy walking distance.

Wood Green is a popular residential suburb being some 7 miles north of Central London.

PROPERTY

A mid terrace property comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on first and second floors.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.

FREEHOLD**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'11" Internal Width 16'9" Shop Depth 65'8" Built Depth 80'7" WC	North London Hospice (Having 13 branches)	10 years from 14th August 2012	£45,000	FRI Rent Reviews 2017
Flat A (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st October 2012	£11,700	AST Gas CH £975 Rent deposit held
Flat B (Second Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 10th November 2012	£11,700	AST Gas CH £975 Rent deposit held
TOTAL				£68,400	

£68,400 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

Lawrence Graham LLP – Tel: 020 7759 6526
Ref: S. Glover Esq – Email: stuart.glover@lg-legal.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 £275 (including VAT) upon exchange of contracts