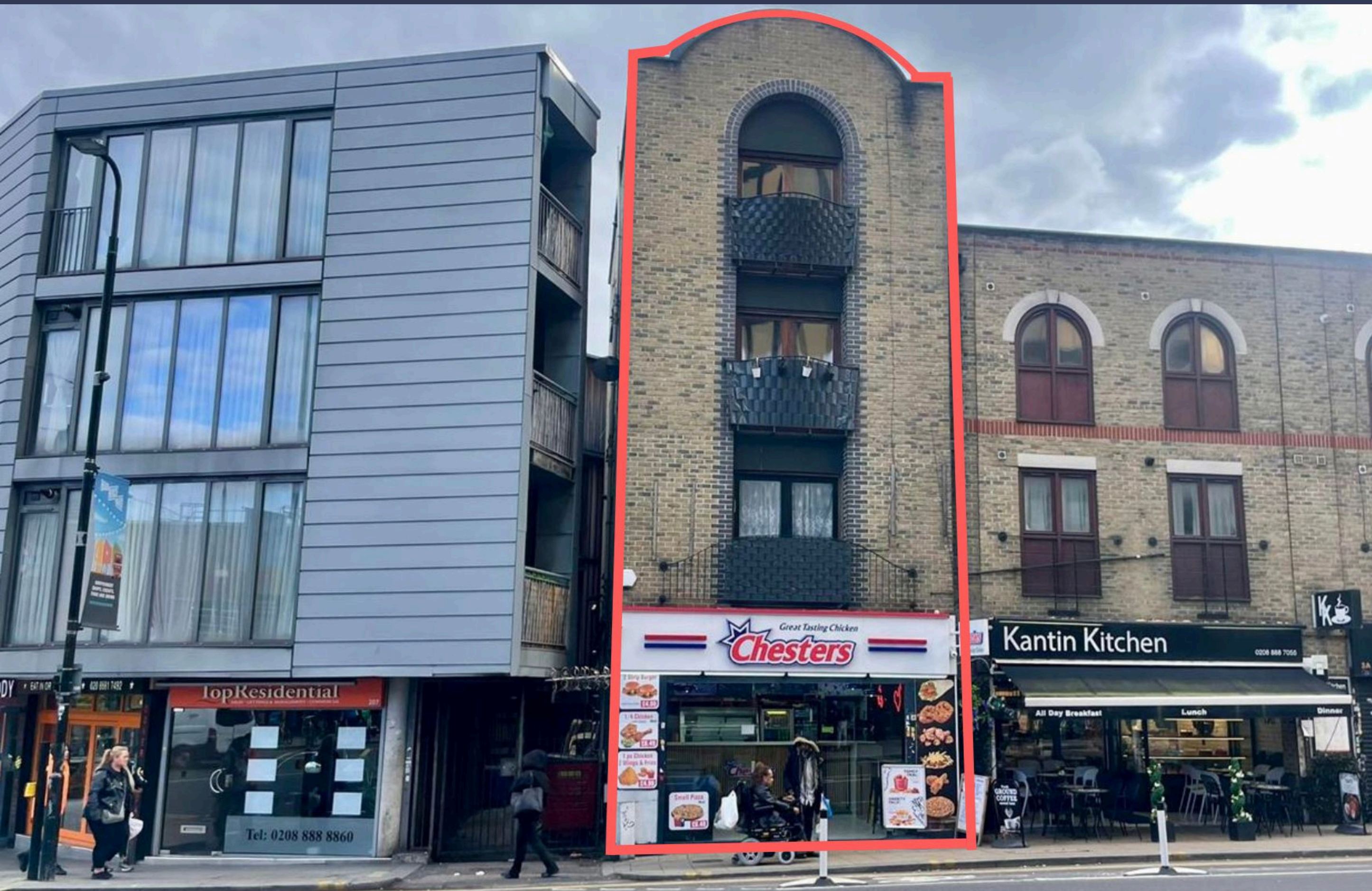


1 STATION ROAD | WOOD GREEN | N22 6UY



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LONDON RETAIL & RESIDENTIAL INVESTMENT

INVESTMENT SUMMARY

- Mixed use retail & residential investment
- Prominent position opposite Wood Green tube station
- 14 years term certain
- Fully let freehold
- Recently renewed lease & uplifted market rent
- Annual income £94,000 per annum exclusive

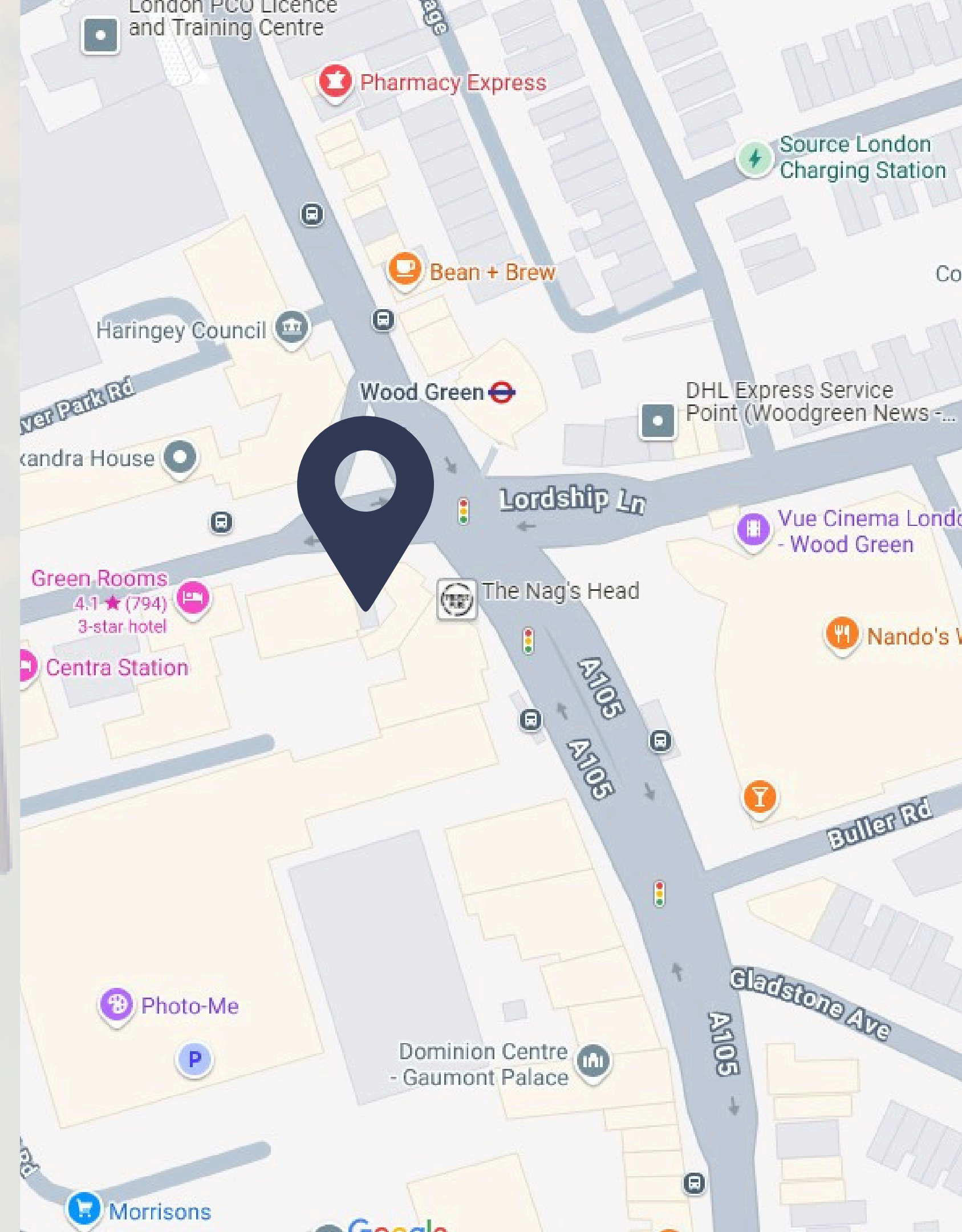


LOCATION

Wood Green is a vibrant and busy area of north London, within the Borough of Haringey. This is an exciting area with easy access to events at Alexandra Palace and a short distance to Tottenham Hotspur stadium. These amenities attract a high footfall as well as being enjoyed by residents.

Haringey is the capital's best-connected borough, being just 10 minutes away from central London, with direct routes to King's Cross, Liverpool Street, Cambridge, and Stansted Airport. Wood Green Tube station provides the area with excellent connectivity. There is also potential for a future Crossrail 2 station, which would connect Haringey to South-West London.

Wood Green is currently undergoing a regeneration scheme, strengthening its position as the economic and cultural heart of North London. This will be done by revitalising public spaces, improving connections to the Cultural Quarter and enhancing parks and green spaces. High Road and Station Road are both key areas of the scheme, with plans to make the area more welcoming through diversifying amenities, to include big retailers, local retailers and community dedicated spaces for artwork and events. Nearby on the High Road is The Mall Shopping Centre with tenants including Cineworld, Boots, Pret, JD and Five Guys.





SITUATION

The property occupies a prominent position at the eastern end of Station Road, at its junction with High Road (A105) diagonally opposite Wood Green Tube Station. Station Road junctions with the High Road, this area being the primary shopping destination for Wood Green.

Station Road has been highlighted a placemaking area of interest which has the greatest potential to attract new economic growth to the area. The old North Metropolitan Power and Electricity Company's office, now housing The Green Rooms Hotel and Oita restaurant provide architectural interest as a hub for the local creative community. The immediate access to the station makes this property well situated for transportation. Wood Green is on the Piccadilly Line providing easy access to King's Cross St Pancras, Leicester Square, Hammersmith, and Heathrow.

DESCRIPTION

The property comprises a ground floor retail unit with three self-contained 1 bedroom residential flats across the upper floors.

The ground floor is operated as Chesters Chicken and is fitted out for restaurant use.

DEMISE	TENANT	TENURE	AREAS	RENT
Ground Floor	Chesters	Expiring 03/01/2039	570 Sq.ft	£37,000 pa
First Floor		AST	531 Sq.ft	£19,200 pa
Second Floor		AST	531 Sq.ft	£19,200 pa
Third Floor		AST	531 Sq.ft	£18,600 pa
TOTAL			2,163 Sq.ft	£94,000 pa



TENURE

Freehold.

PROPOSAL

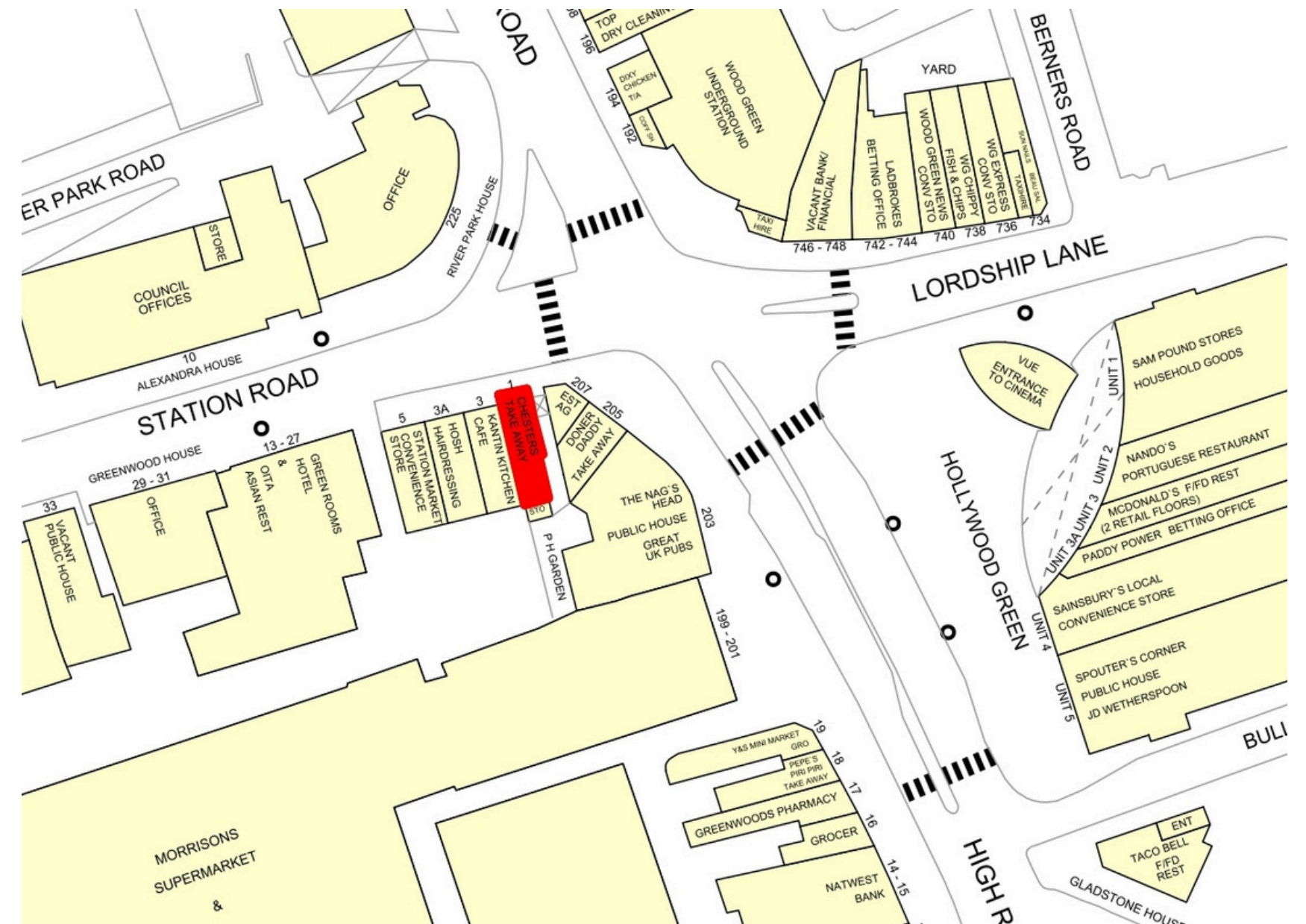
We are instructed to seek offers in the region of **£1,300,000 (One Million Three Hundred Thousand Pounds)** subject to contract.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

VAT

We are advised that the property has not been elected for VAT.



FURTHER INFORMATION

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >