



All enquiries Ref: Kristian Georgiou

- Freehold three floor building
- First and second floor flat requiring refurbishment (under commercial lease)
- Investment – £46,400 per annum

Location

The property is situated on High Road (A105). Public transport links include Turnpike Lane Underground Station (Piccadilly Line) together with a network of local bus services serving the surrounding vicinity. Road links include the A105 and the A406 North Circular Road. Shopping amenities can be found locally within Wood Green Town Centre, with an extensive range of shops, bars and restaurants being found in Wood Green and the surrounding North London districts. Recreational pursuits can be found locally at the open spaces of Duckett's Common and Alexandra Park.

Description:

A substantial freehold mixed-use investment property comprising a ground floor commercial unit together with self-contained residential accommodation arranged over the first and second floors.

Accommodation:

Unit	Accommodation	EPC	Council Tax
Ground floor shop (approx. 138 sqm/ 1,486 sq ft)	Main shop floor, two WCs, two office areas, kitchen	TBC	N/A
First and second floor flat	Two bedrooms, reception room, kitchen, bathroom/WC	TBC	D

Tenancy:

The property is let on a lease from and including 14th January 2019 to and including 13th January 2029.

Rent reserved:

£46,400 per annum

