

2/8 LYMINGTON AVENUE WOOD GREEN N22 6JA



NEARBY RETAILERS

Directly opposite the property are Lidl and JD Sports whilst other nearby multiple retailers include Superdrug, Clintons Cards, Next and H&M.

ACCOMMODATION

The premises comprise a purpose built retail store being designed over two levels comprising the following approximate gross internal floor areas:

Ground Floor Sales:	2,349 sq m	(25,286 sq ft)
First Floor Sales:	2,548 sq m	(27,430 sq ft)

TENURE

The premises are held on an effectively full repairing and insuring underlease, to expire 29th September 2028, subject to an upward only rent review on 29th September 2008 and at five yearly intervals thereafter. The passing gross annual rental is £489,000 exclusive with an income from two subleases of £115,000 per annum exclusive thus a net annual rent of £374,000.

The details of the two sub-lettings of part of the property are as follows:

- 1). Better Bookmakers occupy 2,369 sq ft of the ground floor only and have a 13 year FRI underlease from 16th June 2006 with rent reviews on 29th September 2008 and 2013 at a passing rent of £50,000 pax.
- 2). Brighthouse occupy 2,521 sq ft at ground and 6,343 at first floor levels and have a underlease to expire 26th September 2028 with rent reviews on 29th September 2008 and 5 years thereafter, at a passing rent of £65,000 pax.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £497,500 UBR (2016/17): 49.7p Rates Payable: £247,257



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For further details

020 7569 9900

EPC available on request
Subject to Contract and Exclusive of VAT
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

2/8 LYMINGTON AVENUE, WOOD GREEN



Wood Green



50 metres

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