



Duncan Phillips are offering an exciting opportunity to purchase a Mixed Use Freehold Investment, located on the popular Westbury Avenue in Wood Green.

The ground floor shop consisting of 285 square foot is currently rented to a Beauticians (E Class Use) & comprises a shop front, retail area, kitchenette and WC. The tenants have been in occupation from 17th November 2023 and their lease comes to an end on the 17th November 2028, with the ability to renew. The current rent is £10,999.92 PA.

The premises offers three residential flats, that were fully refurbished in September 2022. They all boast a lounge, modern fitted kitchen, one/two bedrooms and a bathroom and one flat comes with their own private rear garden.

The ground floor one bedroom flat is currently let on a 12 Month AST dated from June 2024, with the ability to renew or carry on periodic. The current rent is £17,700 PA. The first floor one bedroom flat is currently let on a 24 Month AST dated from October 2022 on a Guaranteed Rent Scheme until October 2024, with the ability to renew or carry on periodic. The current rent is guaranteed at £12,804.48 PA. The second floor two bedroom flat is currently let on a periodic tenancy at £1700 PM.

Contact us now to arrange a viewing

MAIN SHOP

Overall Size 26.5 sqm This comprises shop front, retail area, kitchenette and WC.

