

WELL SECURED MIXED-USE
FREEHOLD INVESTMENT

17 HIGH ROAD,
WOOD GREEN
N22

**CRUMP
WINTER**
CHARTERED SURVEYORS

Retail



LOCATION

Wood Green is a busy and popular metropolitan centre in North London, situated approximately 7 miles from Central London.

The area has excellent road and rail communications, being just over 1 mile south of the North Circular Road (A406) and with Wood Green Tube Station to the north of the High Road, and Turnpike Lane to the south (both Piccadilly Line). In addition, Alexandra Park Overground Station is 10 minutes west of the centre.

The prime retail pitch includes the High Road and The Mall Shopping Centre. The subject premises are situated towards the south of the prime High Road, close to Turnpike Lane Tube Station.

Wood Green is a vibrant centre, offering a wide range of leisure, restaurant and retail outlets.





DESCRIPTION

The property is mid-terraced of traditional construction and laid out over ground, first and second floors.

The property comprises of a retail unit on the ground floor and two self-contained, independently accessed flats on the first and second floors. The residential units are accessed from the rear of the property.

ACCOMMODATION

The property benefits from the following approximate areas:-

Ground Floor Shop	1,240 sq ft
ITZA	609
First Floor Flat	3 rooms, kitchen and bathroom / WC
Second Floor Flat	2 rooms, kitchen and bathroom / WC
Both flats have been refurbished in recent years.	





LEASE

The entire property is held for a term of 15 years from 25th June 2021 by Chongie Entertainment UK Limited having a little over 10 years unexpired. The current rent is £90,000 per annum.

A copy of the lease is available on request.

EPC

EPC ratings for the property are as follows:-

Retail Unit **D** (expires 14.10.2030)

Flat A **C** (expires 13.10.2030)

Flat B **G** (expires 18.05.2026)

COVENANT INFORMATION

Chongie Entertainment UK Limited reported a turnover of £14,196,000 for the year to December 2024. The accounts reflect a strong balance sheet.

In addition, the landlord holds a 9 month rental deposit.

ANTI MONEY LAUNDERING

In order to comply with the Anti Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

VAT

The property is not elected for VAT.

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PROPOSAL

We are instructed to seek offers in excess of **£1,208,000** (One million, two hundred and eight thousand pounds), reflecting 7% yield after purchasers costs.

CONTACTS

For further information or to arrange an inspection please contact:

**CRUMP
WINTER**

CHARTERED SURVEYORS

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Note: Freehold interest

IMPORTANT NOTICE:

Whilst every care is taken in the preparation of these particulars, Crump Winter, JP Retail Limited and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract, and members of the Agent's firm's have no authority to make any representation or warranty in relation to the property. **May 2026.**

