

**THE LONDON BOROUGH OF HARINGEY  
(HIGH ROAD WEST PHASE A)  
COMPULSORY PURCHASE ORDER 2023**

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**DOCUMENT CD 10.7**

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**WITNESS 5: JAMES FRANKLIN, CBRE**

**APPENDICES TO REBUTTAL**

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# High Road West Business Relocation Support – Local Retail Options

October 2023

CD 10.7.1



# Summary

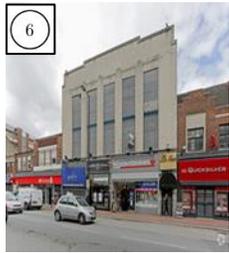
**This report lists the current availability of retail properties within a 3 mile radius of High Road West.**

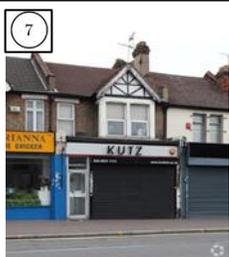
**The report includes the following search criteria:**

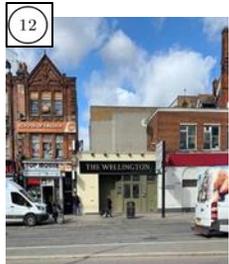
- **Leasehold/Freehold properties**
- **Up to 6,000 sq ft**
- **Use class E (all other retail uses)**
- **3 mile radius of the subject property**
- **Agent contact details**



No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
7	Aldermans HI		Enfield	N13 4YG	3,500	FH	£1,250,000 PA	Available	Angus Mcmillan Surveyor - Retail Agency 020 7198 2247 (p)07801 971769 (m)anmcmillan@lsh.co.uk	Retail
	Ashley Rd Berol Yard Development		Haringey Submarket	N17 9LJ	1,673	LH	£50,190 PA	Available	Gabrielle Drury 020 3370 4334 (p)07800 857056 (m)gabrielle@cfcommercial.co.uk	Retail/ Residential
281	Brettenham Rd		Enfield Submarket	N18 2HF	682	LH	£11,100 PA	Under Offer	June Mead Admin Assistant 020 8498 9292 (p)june@spencerraig.com	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
285	Brettenham Rd		Enfield Submarket	N18 2HF	757	LH	£10,000 PA	Available	<b>June Mead</b> Admin Assistant 020 8498 9292 (p) <a href="mailto:june@spencercraig.com">june@spencercraig.com</a>	Retail
15	Eastfield Rd		Waltham Forest Submarket	E17 3BA	1,340	LH	£30,000 PA	Available	<b>Martin Crossley</b> Director 07968 848812 (p) <a href="mailto:mc@mcretail.co.uk">mc@mcretail.co.uk</a>	Retail
169-171	Fore Street		Enfield Submarket	N18 2XB	3,968	LH	£50,000 PA	Available	<b>Adrian Cole</b> Director 020 8559 1122 (p) <a href="mailto:abc@claridges-commercial.co.uk">abc@claridges-commercial.co.uk</a>	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
853	Forest Road		Waltham Forest Submarket	E17 4AT	213	LH	£12,000 PA	Available	Nick Harston Managing Director 020 3371 0061 (p)07984 190781 (m)nick@harstonand co.co.uk	Retail
470-470A	Green Lanes		Enfield	N13 5PA	576	LH	£26,000 PA	Available	David Iny 020 8731 9777 (p) 07973 800636 (m) davidiny@grovel ands.net	Retail
20-40	Green Lanes		Enfield	N13 6HT	741	LH	£25,000 PA	Under offer	David Iny 020 8731 9777 (p) 07973 800636 (m) davidiny@grovelands .net	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
409	Green Lanes		Haringey Submarket	N4 1EY	1,109	FH	£650,000	Available	<b>Mert Seyhan</b> Head of Retail Agency 020 7482 1203 (p)07506 732734 (m)mert.seyhan@ <a href="mailto:christo.co.uk">christo.co.uk</a>	Retail
419	Green Lanes		Haringey Submarket	N4 1EY	1,022	LH	£24,000 PA	Available	<b>Adrian Cole</b> Director 020 8559 1122 (p) <a href="mailto:abc@claridges-commercial.co.uk">abc@claridges-commercial.co.uk</a>	Retail
679	Green Lanes		Haringey Submarket	N8 0QY	1,300	LH	£35,000 PA	Available	<b>Ryan Mylroie</b> Director 020 7440 1840 (p)07747 562994 (m) <a href="mailto:ryan@jenkinslaw.co.uk">ryan@jenkinslaw.co.uk</a>	Bar/pub

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
790	Green Lanes		Enfield	N21 3RE	4,888	LH	£45,000 PA	Available	David Iny 020 8731 9777 (p) 07973 800636 (m) davidiny@grovelands.net	Retail
Unit 1	Hampden Rd		Haringey Submarket	N8 0HG	1,607	LH	£17.20 PSF	Available	Chloe Hill Sales & Marketing Manager 020 7125 0377 (p)07737 301149 (m)chloe@henshallandpartners.co.uk	Retail/residential
51-53	High Road		Haringey Submarket	N22 6BH	2,234	LH	£125,000 PA	Available	Ryan Mylroie Director 020 7440 1840 (p)07747 562994 (m)ryan@jenkinslaw.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
373	High Road		Haringey Submarket	N17 6QN	1,224	LH	£25,000 PA	Available	James Langrish Smith Director- Agency 020 8501 9220 (p)james.ls@clarkehi llyer.co.uk	Fast Food
448-454	High Road		Haringey Submarket	N17 9JN	1,350	LH	£45,000 PA	Available	Tony Levine Director 07828 542573 (p)Tony@shelleys andzer.co.uk	Retail
491A	High Road		Haringey Submarket	N17 6QA	850	FH	£750,000	Available	Joseph Bachman Founder & Chief Operating Officer 020 3771 0697 (p)07723 619270 (m)joseph@blueal pine.com	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
Arches	White Hart Lane		Tottenham	N17 8AH	1,386	LH	£36,510 PA	Available	Cecily.Offord@thearchco.com Arch & Co.	Retail
73-75	High Street		Waltham Forest Submarket	E17 7DB	1,741	FH	£975,000	Available	<u>Ajay Tohani</u> Director 020 8221 9618 (p)07973 280470 (m)ajay.tohani@dobbinandsullivan.com	Retail
229	Hoe Street		Waltham Forest Submarket	E17 9PP	1,741	LH	£29,500	Available	Jamie Smith 07870 850097 jamie.smith@stretton.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
Arch 524	King Street		Tottenham	N17 8AW	665	LH	£13,300 PA	Under Offer	Hannah Gamber 0800 830 840	Light Industrial
23-27	Orford Road		Waltham Forest Submarket	E17 9NL	1,162	LH	£70,000 PA	Available	<a href="#">Nick Harston</a> Managing Director 020 3371 0061 (p)07984 190781 (m) <a href="mailto:nick@harstonandco.co.uk">nick@harstonandco.co.uk</a>	Retail
190	Phillip Lane		Haringey Submarket	N15 4JW	1,679	LH	£35,000 PA	Available	Kirill Toursin Commercial Manager 020 7697 1904 (p) 020 7607 5001 (m) <a href="mailto:kirill@drivers.co.uk">kirill@drivers.co.uk</a>	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
	Seven Sisters Rd Woodberry Park		Hackney Submarket	N4 1QR	1,010	LH	£32,000 PA	Available	<b>Kirill Toursin</b> Commercial Manager 020 7697 1904 (p)020 7607 5001 (m) <a href="mailto:kirill@drivers.co.uk">kirill@drivers. co.uk</a>	Retail
12	Kendal Parade, Silver St		Enfield Submarket	N18 1ND	915	LH	£18,000 PA	Available	<b>Kirill Toursin</b> Commercial Manager 020 7697 1904 (p)020 7607 5001 (m) <a href="mailto:kirill@drivers.co.uk">kirill@drivers. co.uk</a>	Retail
40	Green Lanes		Haringey Submarket	N13 6HT	741	LH	£25,000 PA	Available	<b>Ollie Elderfield</b> 07548 098881 ollie.elderfield@br asierfreeth.com	Retail

**Prepared By:**

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**Without prejudice and subject to contract**

Our ref TRY001/0001/4131-0304-0332/1/RG  
 17 October 2023

Dear James

**The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 (“the CPO”)**

**Our clients: Alecos, Kate, Kyriacos, Tryfonas and Maria Tryfonos and Tryfonos Bros. Ltd. 745, 747, 749, 755, 757 High Road and 8 Kathleen Ferrier Court (“the Properties”)**

Thank you for your letter dated 6 October 2023 to which we respond utilising the same headings.

**Professional fees**

The acquiring authority’s position with respect to surveyor’s fees is noted and acknowledged. Please would you confirm that the acquiring authority is also willing to reimburse our clients for the legal fees they have incurred in relation to our correspondence? We appreciate that such costs are to be distinguished from those incurred in relation to opposing the CPO.

**Moselle Square**

Our clients’ position as to the contractual obligations on Lendlease to deliver Moselle Square is set out in the documentation submitted to the inquiry and it would serve no purpose to repeat it here.

**Option 2**

We can confirm that neither Chick King or K&M (or we would suggest any other well-advised retail business) are willing to discuss relocating into Moselle Square in circumstances where the location of any potential units is not known for the reasons set out in my letter of 22 September 2022. Until your clients are able to provide “*specific details in respect of relocation*” referred to in your letter, it’s hard to know what there is to discuss.

CBRE

- 2 -

17 October 2023

I further note that you do not dispute that the two businesses would be obliged to operate within a construction site for at least one year in the case of K&M and for at least two years (in the case of Chick King).

With respect to our statement that Chick King would potentially be prepared to relocate to a plot facing the football stadium we do not consider this *“difficult to align”* with the preceding paragraphs of our letter. We clearly stated that any agreement would be *“conditional on planning and satisfactory servicing agreements being agreed and on being offered an acceptable lease...”*.

We note the possibility of relocating Chick King to a plot facing the stadium but that this would not be possible within a single move. Could you please indicate the likely timescales?

**Equity loan offer**

We are pleased to note that the Council has changed its position and has now extended the Love Land Leaseholder Offer to our clients (and presumably other residential owner occupiers outside of the estate).

We look forward to hearing from you once you have taken instructions.

Yours sincerely,

Raj Gupta

Partner

For Town Legal LLP

cc Keith Murray, Keith Murray Consultants

Alice Beresford, Pinsent Masons LLP

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James.franklin@cbre.com

23 October 2023

**SUBJECT TO CONTRACT**

Sent via email to:

[raj.gupta@townlegal.com](mailto:raj.gupta@townlegal.com) , [a.tryfonos@ntlworld.com](mailto:a.tryfonos@ntlworld.com), [km@Keithmurrayconsultants.com](mailto:km@Keithmurrayconsultants.com)

Dear Raj,

**RE: HIGH ROAD WEST REGENERATION – 745, 747, 749, 755, 757 HIGH ROAD, TOTTENHAM & 8 KATHLEEN FERRIER COURT ("PROPERTIES")**

Thank you for your letter dated 17 October 2023.

### **Professional Fees**

We can confirm that the Council is willing to reimburse your clients' reasonable legal and professional fees incurred in relation to the acquisition of the Properties/ relocation of your clients' businesses within the Scheme.

We would be grateful if you could confirm the costs incurred to date.

### **Option 2**

#### **Moselle Square**

Your letter states that your clients are unwilling to discuss relocating into Moselle Square in circumstances "where the location of any potential units is not known".

You will be aware that your clients were provided with plans showing the location and size of the proposed units for Chick King and K&M Stores facing onto Moselle Square as part of the pack of information sent to you on 23 May 2023. For completeness, please find the information enclosed.

#### **High Road**

When we were considering relocation options, Moselle Square appeared to be the right location for your clients' businesses because a) it will be the heart of the Scheme with high footfall located along a key route between the Station and the Stadium and b) your clients would be able to move directly from their existing premises into the proposed units in a single move.

However, you have made it clear in your recent letters that your clients' do not favour this option.

Instead, you have indicated that your clients are prepared to consider relocating their Chick King business into a unit opposite the Stadium.

The Council and Lendlease remain willing to discuss the potential relocation of the Chick King business within the Scheme into a unit opposite the Stadium. Although your recent letters make no reference to your clients K&M business when referring to a unit opposite the Stadium, we assume that your clients' desire for a unit opposite the Stadium extends to both businesses.

To assist your clients, please find attached a further relocation pack which identifies two potential locations within Plot C2 (located opposite the Stadium) within which the businesses could be relocated.

As to the terms upon which such units would be offered, we can confirm the following:

**Size** – The proposed units are sized at approximately 950 sq ft. You have previously suggested that your clients' current units are larger than this and if your clients require larger units then this can be discussed. We can confirm that we will be willing to offer at least equivalent floorspace to your clients' current units.

**Lease term** - We can confirm that the leases for the proposed units would be inside of the security of tenure provisions of the Landlord and Tenant Act 1954 for a term to be agreed.

Alternatively, as we have previously discussed, we are willing to discuss sale of a long lease for the units. The maximum lease term we are able to offer is based on the maximum lease term we have available to us (250 years) less the period the plot is under construction, so a term of c242 years. You will be aware that it is usual practice for a premium to be payable for a long leasehold interest, with a consequently lower annual rental figure.

**Rent** – In line with Lendlease's commitments within the Section 106 Agreement, where an occupational lease is in place, a reduced rent would be offered over the first five years as set out below:

- Year 1 – Rent Free
- Year 2 (Market Rental Value – 40%) x NIA
- Year 3 (Market Rental Value – 30%) x NIA
- Year 4 (Market Rental Value – 20%) x NIA
- Year 5 (Market Rental Value – 10%) x NIA
- Year 6 onwards Review of Market Rental Value

As previously stated, your clients may elect to forgo the discounted rent and alternatively receive an incentive of potential equivalence. There will be an upward-only Rent Review to the Market Rental Value (as defined in the Section 106 Agreement) at the end of the 5th year of the term (unless otherwise agreed) which can be undertaken by way of business turnover assessment.

**Service Charge** - As previously explained, a service charge would also be payable to cover items such as maintenance, repairs, servicing, refuse collection etc. The exact scale of the service charge cannot be ascertained at this time given the current status of the Scheme. However, and as previously advised, Lendlease consider that comparable schemes currently apply service charges of approximately £4.50 sq ft for retail properties.

**Fit Out** – The units would be provided to a shell and core finish, with a shopfront or equivalent frontage where appropriate, in readiness for your clients to fit out to their specific requirements. If your clients wish to consider an alternative approach to fit out, we would be happy to discuss this.

### Timings

We have previously confirmed to your clients that, due to the phasing of the Scheme, it will not be possible for your clients to relocate their existing businesses into new units opposite the Stadium in a single move.

Based on the current programme, there would be a period of approximately 15 months between the businesses having to cease trading from their current premises and re-opening within new units in Plot C2. This assumes that vacant possession of the existing premises would not be required until Q2 2028. We reiterate our previous confirmation that vacant possession will not be required before Q2 2026 which reflects the 'not before date' which we have offered previously.

During that 15 month period, appropriate arrangements may need to be put in place to enable the businesses to manage the transition from their existing premises to their new premises in Plot C2. As you will appreciate, if your clients moved into the new units in Moselle Square there would be no need for temporary relocation or pause in trading.

Notwithstanding this, if your clients did wish to relocate into Plot C2, Lendlease and the Council would be willing to support your clients to develop meanwhile/temporary options for their businesses within the Scheme or nearby during this period, to allow the businesses to continue to trade.

If your clients choose to relocate into the units within C2 opposite the Stadium, and so have to temporarily close the businesses or temporarily relocate them, the Council and Lendlease would be prepared to consider compensating your clients for lost or reduced profit during that time period. To assist the Council and Lendlease in assessing likely compensation, we would be grateful if you could provide the last three years of accounts for both of the businesses.

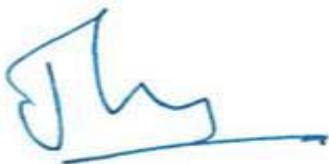
#### **Next steps**

We hope that the above offer reflects your clients' requirements and forms the basis upon which details of an agreement can be based.

Given the forthcoming CPO Inquiry, and the information previously provided to your clients, as well as the offer made today, we remain keen to meet directly to discuss the contents of this letter and the terms of an agreement. We are of the view that this would provide the most efficient and expedient way of agreeing a proposal between the parties. We can confirm that we would be available to meet on either 25 October (am), 31 October (anytime), 1 November (am) or 2 November (anytime).

We look forward to hearing from you.

Yours sincerely



**James Franklin**

Director

CBRE

# HIGH ROAD WEST

## RETAIL RELOCATION PACK CHICK KING AND K&M STORES



**CHICK KING AND K&M STORES  
PROPOSED LOCATION WITHIN  
THE HIGH ROAD WEST MASTERPLAN**

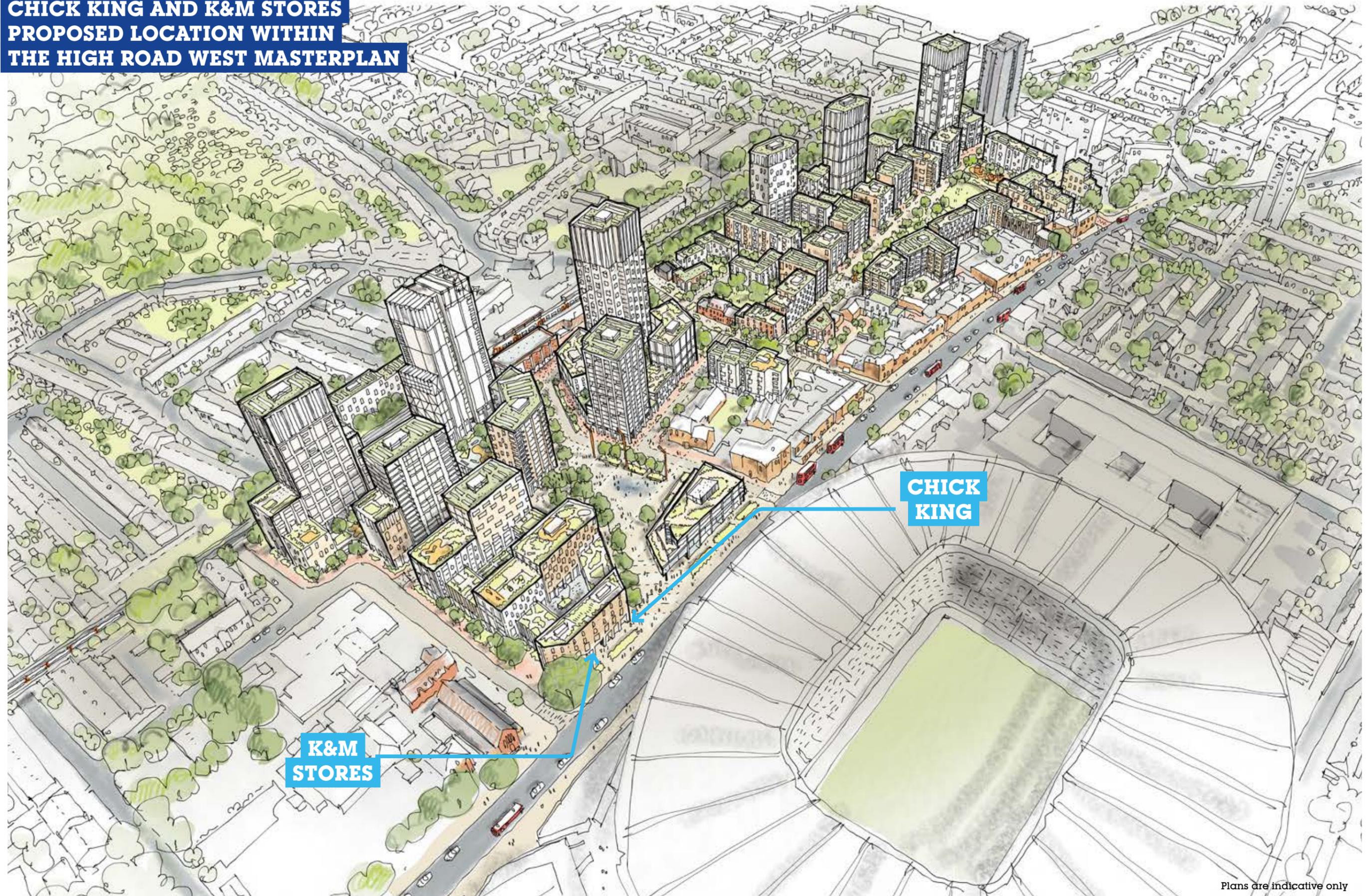
- Relocated Retail
- Retail
- Health Centre
- Workspace
- Light Industry
- Community
- Energy Centre
- Bike Store
- Residential Lobby
- Bin Store
- Leisure
- Plant/ BOH
- Car Parking
- 1B1P (Studio)
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 4B6P



Chick King  
K&M Stores

Plans are indicative only

**CHICK KING AND K&M STORES  
PROPOSED LOCATION WITHIN  
THE HIGH ROAD WEST MASTERPLAN**



**CHICK KING AND K&M STORES  
RELOCATED TO PLOT C2**

- Relocated Retail
- Retail
- Health Centre
- Workspace
- Light Industry
- Community
- Energy Centre
- Bike Store
- Residential Lobby
- Bin Store
- Leisure
- Plant/ BOH
- Car Parking
- 1B1P (Studio)
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 4B6P



**CHICK KING  
PRECEDENTS**

**K&M STORES  
PRECEDENTS**



**CHICK KING / K&M STORES  
ILLUSTRATIVE STREETSCAPE**



Plans are indicative only