

To Let – Retail Premises

938 sq ft (87.24 sq m)

67 High Road, Wood Green, N22 6BU

- On the instruction of Santander
- Prominent central location
- Available for immediate occupation

Location

Wood Green is a busy suburb of London situated in Zone 3 of the underground network on the Piccadilly Line. The unit is situated on the High Road with local retailers including Primark, New Looks, Boots and H & M. The High Road is an extremely busy pitch with the subject premises situated adjacent to Shoe Zone and directly opposite Sainsbury's, Dorothy Perkins and Marks & Spencer,

Description

The unit is demised over ground floor level and the shop frontage extends to 5.46m. The unit also benefits from a return frontage onto Courcy Road.

Accommodation

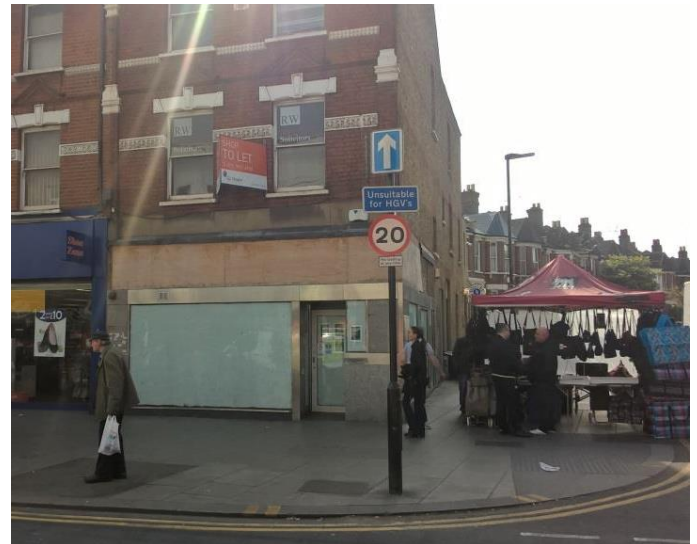
The unit extends to the following approximate floor areas:

Ground Floor	775 sq ft (72.08 sq m)
Ground Floor Ancillary	163 sq ft (15.16 sq m)
TOTAL	938sq ft (87.24 sq m)

Rates

Rateable Value	£60,500
UBR	47.9p
Rates Payable (Per Annum)	£28,980

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 25th April 2037.

Rent

Rent on Application

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has been graded a level 'E' EPC certificate. The full EPC is available on request.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

Adam Hanline

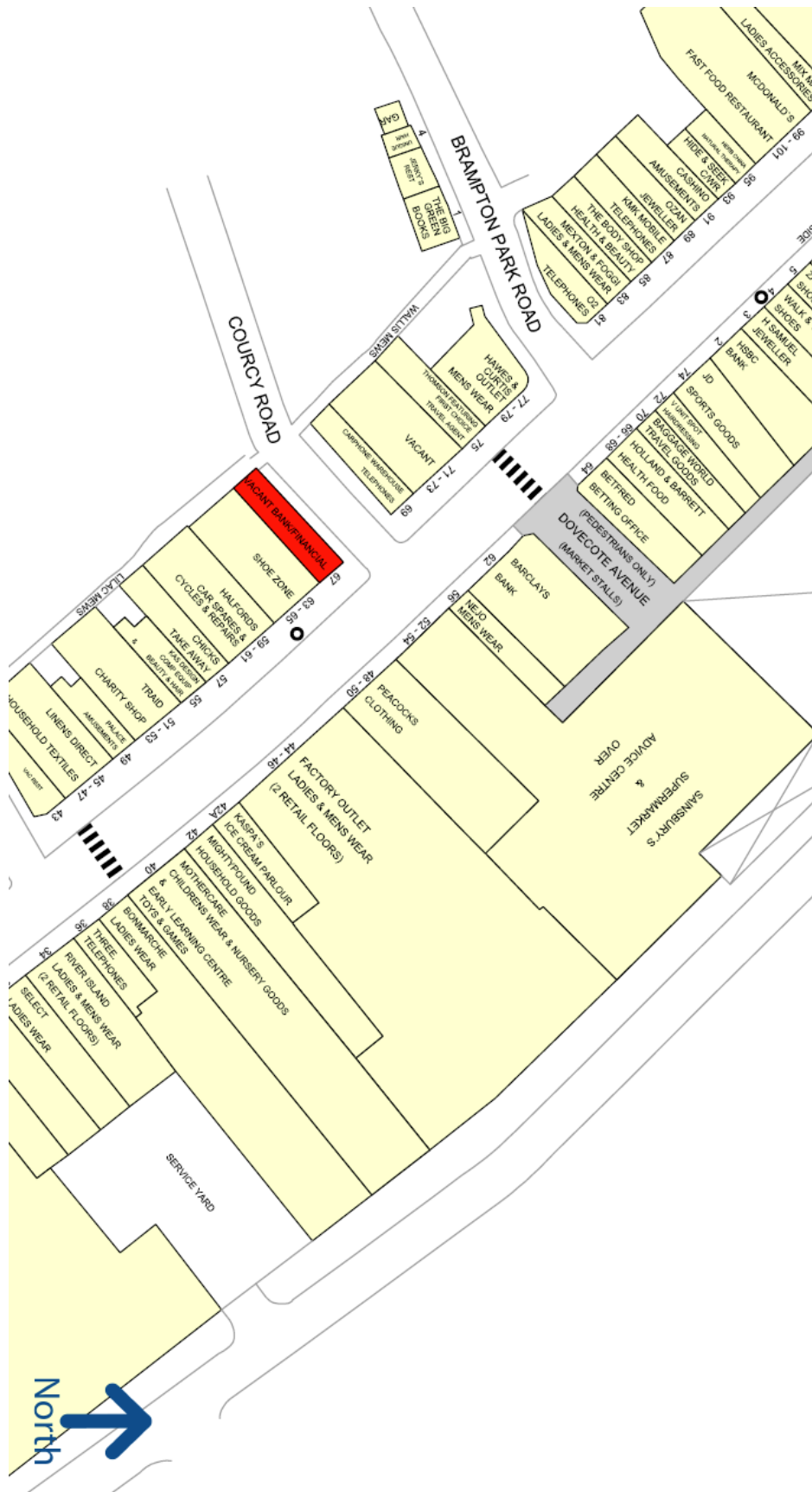
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Important Notice

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