

## SHOP TO LET

**85 HIGH ROAD,  
WOOD GREEN  
LONDON N22 6BB**

### Location

The shop occupies a prime location in the heart of Wood Green. Adjacent occupiers include O2, McDonalds, JD Sports, H. Samuel, CEX and Holland & Barrett.

### Description

The premises comprise a ground floor shop with the following approximate dimensions and floor areas:

Net Frontage	16ft 3in	5m
Ground Floor Sales	920 sqft	5.5m <sup>2</sup>
Ground Floor Storage	50 sq ft	4.6m <sup>2</sup>

### Terms

The premises are offered on a new lease for a term by arrangement, subject to five yearly rent reviews.



### Rent

£65,000 p.a. exclusive.

### Rates

Rateable Value	£49,750
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### Legal Costs

Each side is to pay its own legal costs.

### Viewing

Strictly by prior appointment through  
John Charles 07889 035155  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

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50 metres



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