Leaver Charles Granger chartered surveyors

Telephone 020 7935 6501/07889 035155

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 5.5m² Ground Floor Storage 50 sq ft 4.6m²

<u>Terms</u>

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

Legal Costs

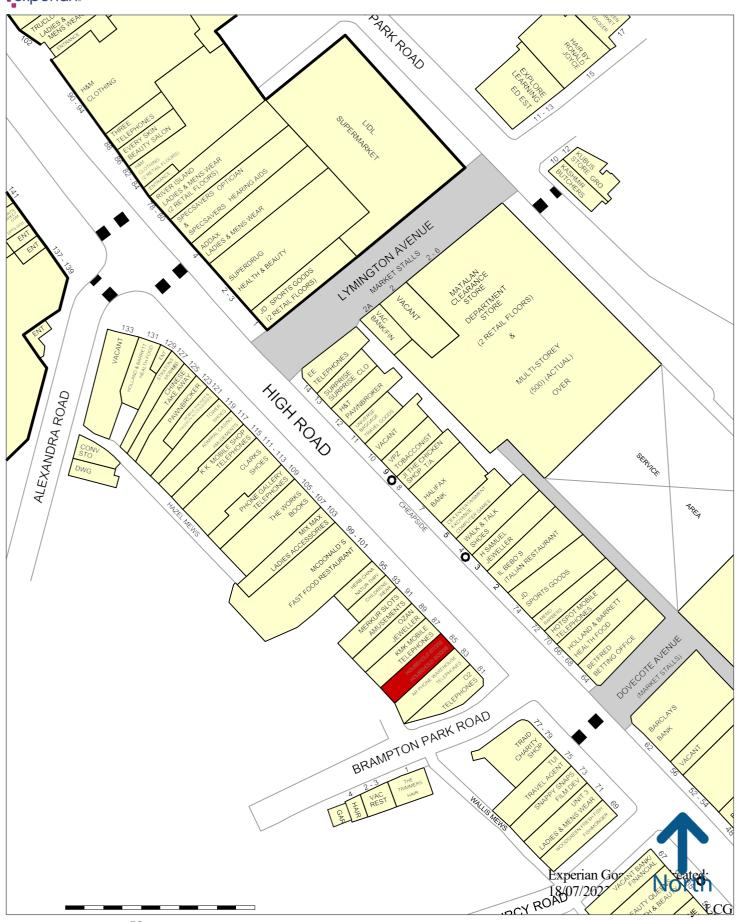
Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through John Charles 07889 035155 jc@lcq.uk.com

Misrepresentation act: the agents 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 have no authority to make any representation or warranty in relation to the property.







50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011