



## London N22 67 HIGH ROAD

### WOOD GREEN

#### Location

The property occupies a prime position on Wood Green High Road, a busy North London suburb. Turnpike Lane Station on the Piccadilly Line is nearby.

The subject premises is situated directly opposite Sainsbury's.

#### Accommodation

The unit is arranged over ground, first and second floors with the following approximate net internal areas:

Ground Floor	938 sq ft	87.1 sq m
First Floor	591 sq ft	54.9 sq m
Second Floor	561 sq ft	52.1 sq m
Total	2,090 sq ft	194.1 sq m

NB. It is possible to let 1<sup>st</sup> & 2<sup>nd</sup> floors separately as a self-contained office.

#### Tenure

The property is available by way of an assignment of an existing lease expiring on 25th April 2037.

The lease is contracted **inside** the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

#### Passing Rent

£73,750 pax.

#### Business Rates

Full Rates Payable (21/22) – £41,629 per annum

Prospective tenants are advised to confirm any potential Covid relief from the full rating liability directly with the Local Authority.

#### Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

#### Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

#### Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

#### EPC

Available upon request.

#### Ready to talk?

Please Call/ Email/  
WhatsApp

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