



# PUB/BAR TO LET IN WOOD GREEN

**THE WELLINGTON, 679 GREEN  
LANES, LONDON N8 0QY**



## **Location:**

The unit occupies a very prominent position on Green Lanes opposite Turnpike Lane Underground Station (Piccadilly Line).

The surrounding area comprises a mixture of both established local traders and multi national retailers.

## **Accommodation:**

The premises are arranged over ground floor and basement only and has the following approximate net internal areas:

**Ground Floor:** 1,300 sq. ft. (120.77 m<sup>2</sup>)

**Basement Cellar:** 1,186 sq. ft. (110.18 m<sup>2</sup>)

## **Use:**

The premises benefit from Sui Generis (Pub/Bar) planning consent.

## **Rent:**

£35,000 per annum exclusive.

## **Lease:**

The premises are available by way of a new lease for a term to be agreed.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

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