



13-15 GRAND PARADE HARINGEY LONDON N4 1LA

Prominent A1 shop unit available in the heart of Haringey



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LOCATION

Grand Parade forms part of Green Lanes (A105) and provides a vibrant and busy retail parade, which accommodates a variety of occupiers providing convenience goods and services, together with a number of restaurants and cafes.

The property is situated on a prominent corner position on the eastern side of Green Lanes just south of its junction with Salisbury Road.

Turnpike Lane and Manor House Underground Stations are both reasonably convenient to the property and there are many bus routes that serve the surrounding area. Haringey Green Lanes Overground Station is situated approximately 250 metres to the south.

Please refer to the attached map.

DESCRIPTION

The property comprises of a substantial retail unit benefitting from excellent floor to ceiling height and well configured open accommodation.

NB Please refer to the attached non-scaled plans. Cad plans are available on request.

Excellent natural light is afforded from the front of the unit along with capped off services to afford WCs and a kitchenette.

The shop will be handed over as Shell and Core.

We understand that on the completion of works the retail unit will have an approximate Gross Internal Floor Area of 428.72 sqm / 4,660 sqft.

LEASE TERMS

Full Repairing & Insuring



RENT

Offers in excess of £85,000 (Eighty Five Thousand Pounds) per annum.

BUSINESS RATES

To be confirmed

ENERGY PERFORMANCE CERTIFICATE (EPC)

Certificate Reference Number:-
9409-3054-0257-0200-3291

The EPC currently shows an asset rating of C.

NB This rating was completed prior to the current building works being carried out

VIEWINGS

Viewings are to be directly undertaken via the Landlord's agents 'Jon Christopher Chartered Surveyors'

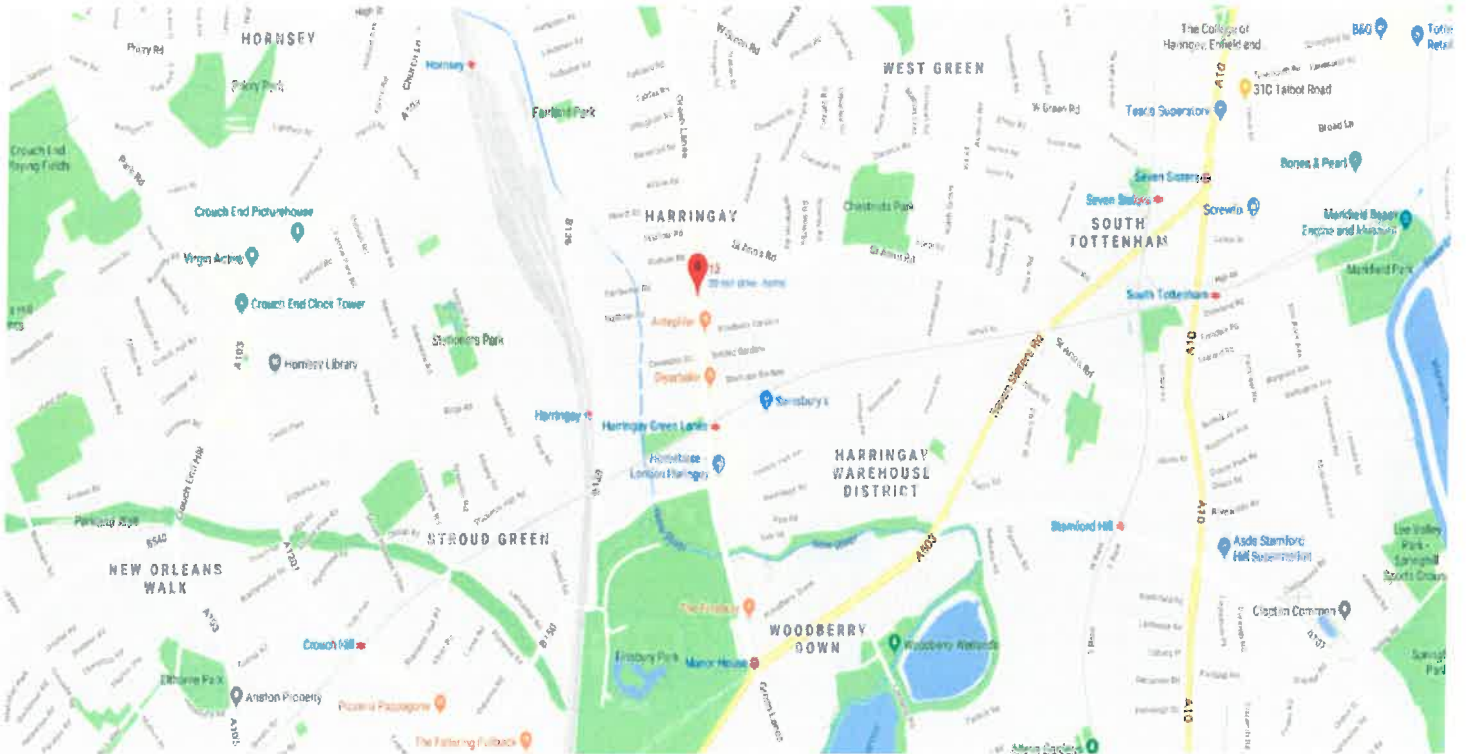
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LOCATION MAP



Jon Christopher for themselves and for vendor / lessor of the property whose agent they are given notice that:

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