

69 HIGH ROAD | N22 WOOD GREEN

PROMINENT CORNER UNIT LOCATED IMMEDIATELY OPPOSITE
SAINSBURY'S



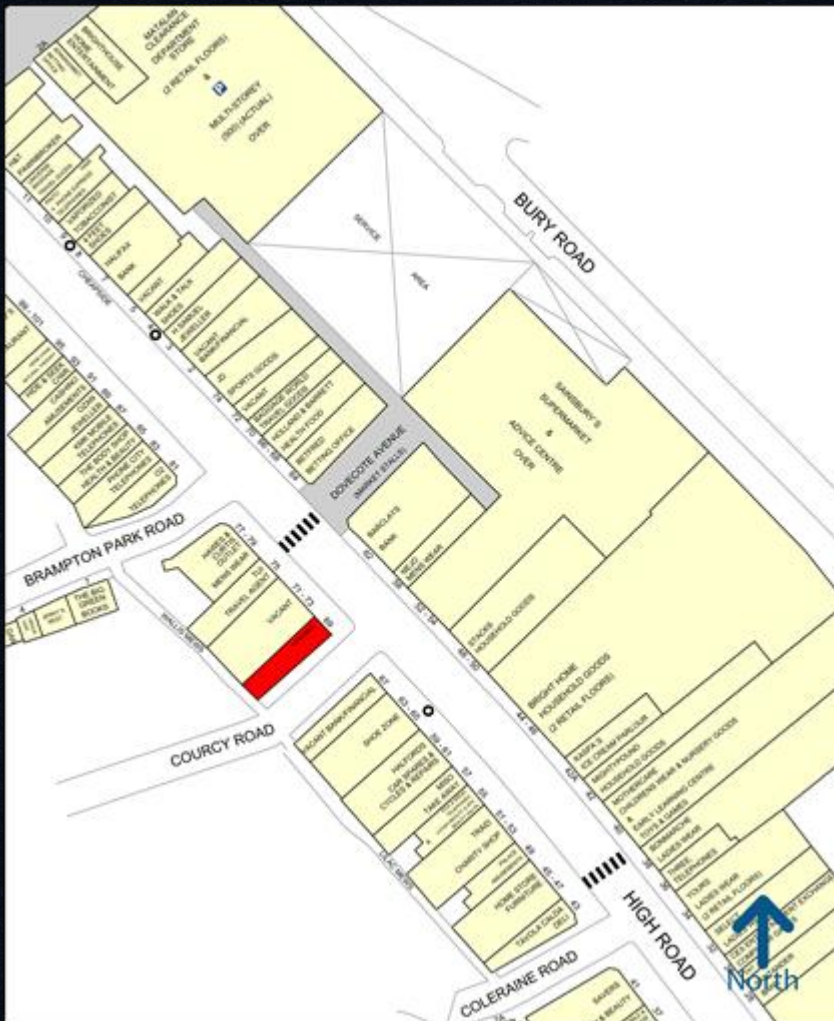
A1 SHOP AVAILABLE
LEASE ASSIGNMENT



Carphone Warehouse

LONDON N22 – 69 HIGH ROAD, WOOD GREEN

GOAD PLAN



LOCATION

The property is located on the southern side of Wood Green High Road, close to Sainsbury's, Halfords, The Body Shop and Holland & Barrett.

ACCOMMODATION

The premises are arranged over ground floor with the following approximate net internal floor areas:

Ground Floor	982 Sq ft	86.59 Sq m
First Floor	660 Sq ft	61.32 Sq m
Second Floor	532 Sq ft	49.42 Sq m
Total	2,174 Sq ft	197.33 Sq m

TENURE

The property is available by way of an assignment of an existing lease which expires on 18th March 2025, with an outstanding rent review on 19th March 2020.

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

PASSING RENT

£50,000 pax.

USE

The property benefits from Class A1 of the Town & Country Planning (Use Classes) Order 1987.

RATES

We have been advised by the Local Authority that the premises are currently exempt from paying business rates until 31st March 2021.

For guidance purposes the current rateable value for the property is £69,000

Prospective tenants are advised to confirm any rating liability directly with the Local Authority

LEGAL COSTS

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

EPC

Available upon request.



For further information please contact sole agents:

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