

RETAIL UNIT TO LET

5 CHEAPSIDE, HIGH ROAD, WOOD GREEN, N22 6HH

7-8 Conduit Street
London W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- **Well configured retail unit adjacent to Halifax and opposite McDonalds.**
- **Extremely high footfall location .**
- **A1 Use Class.**

LOCATION

The subject property is located only a short walk from The Mall Shopping centre and both Wood Green and Turnpike Lane tube stations it subsequently benefits from the high footfall generated.

Retailers in close proximity include **JD Sports, The Works, Holland & Barrett, The Body Shop, Clarks** and **Superdrug**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Internal Width:	18 ft	5.5 m
Ground Floor Sales:	1,195 sq ft	111 sq m
First Floor:	763 sq ft	71 sq m
Second Floor:	381 sq ft	35 sq m

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£85,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

RATES

Rateable Value (17/18) £101,000

Interested parties should verify these figures with Haringey Borough Council (Tel: 0207 983 4100).

SPECIFICATION

The premises are handed over in their existing condition.

EPC

An EPC has been requested and will be made available on request.

TIMING

Subject to vacant possession.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

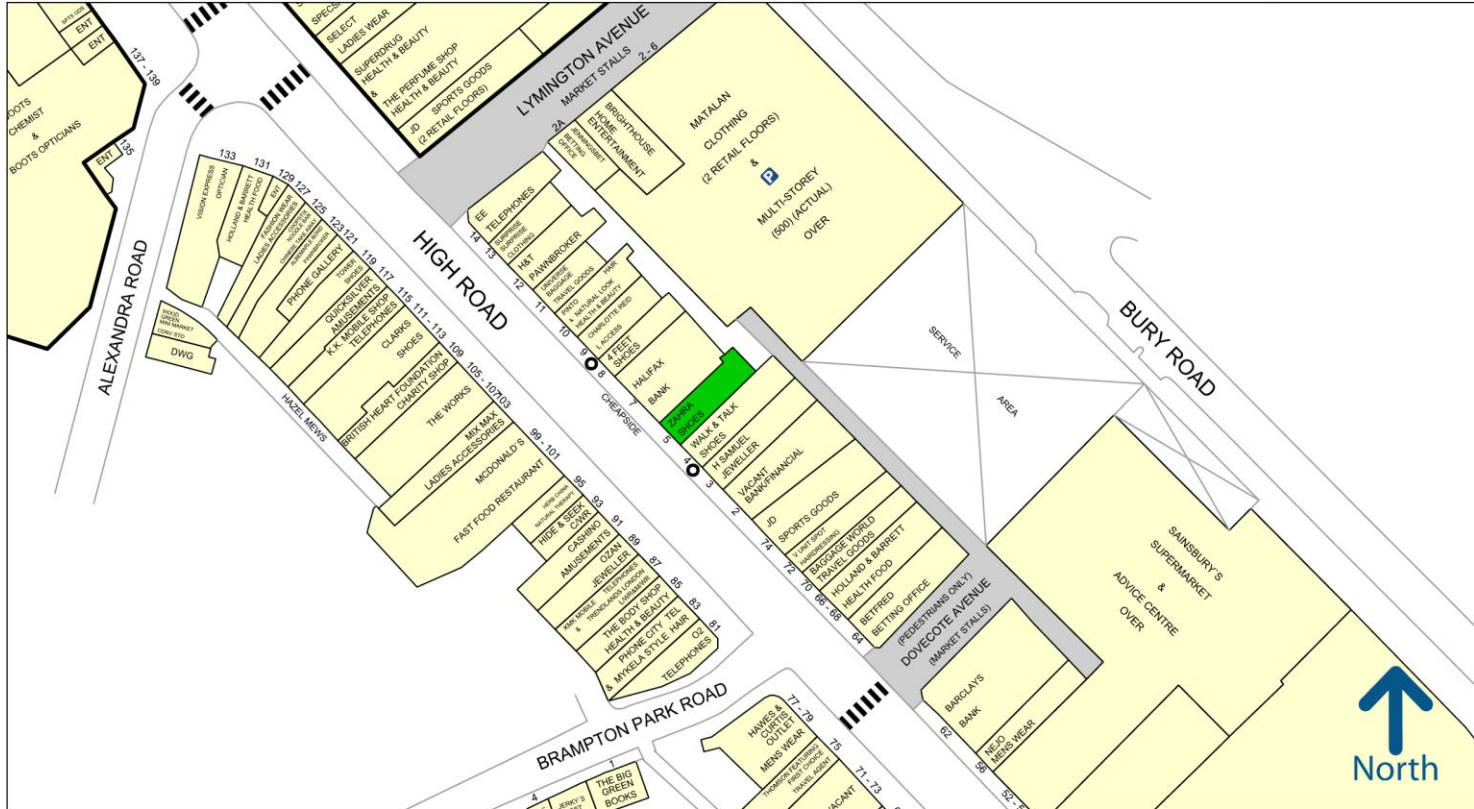
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SUBJECT TO CONTRACT & VACANT
POSSESSION



Wood Green



50 metres

Experian Goad Plan Created: 04/04/2018
Created By: Fawcettmead



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