

## LONDON N22 – 45/47 HIGH ROAD WOOD GREEN

### LARGE WELL LOCATED SHOP TO LET



#### LOCATION

The premises are situated in a prime position on a busy stretch of Wood Green High Road, close to Wood Green Shopping City and a short walking distance of both Wood Green and Turnpike Lane Tube Stations. Nearby retailers include **Savers**, **Halfords**, **Sainsbury's**, **Carphone Warehouse**, **Greggs** and **Bargain Buys**.

#### THE PROPERTY

The premises are to be reconfigured to offer the following approximate dimensions and floor area:

Frontage	-	10.67 m	35' 00"
Shop Depth	-	23.47 m	77' 00"
Ground Floor	-	229.56 m <sup>2</sup>	2,471 sq.ft.

#### COSTS

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

#### LEASE

Quoting terms are available upon application.

#### EPC

An EPC is available upon request.

#### RATES

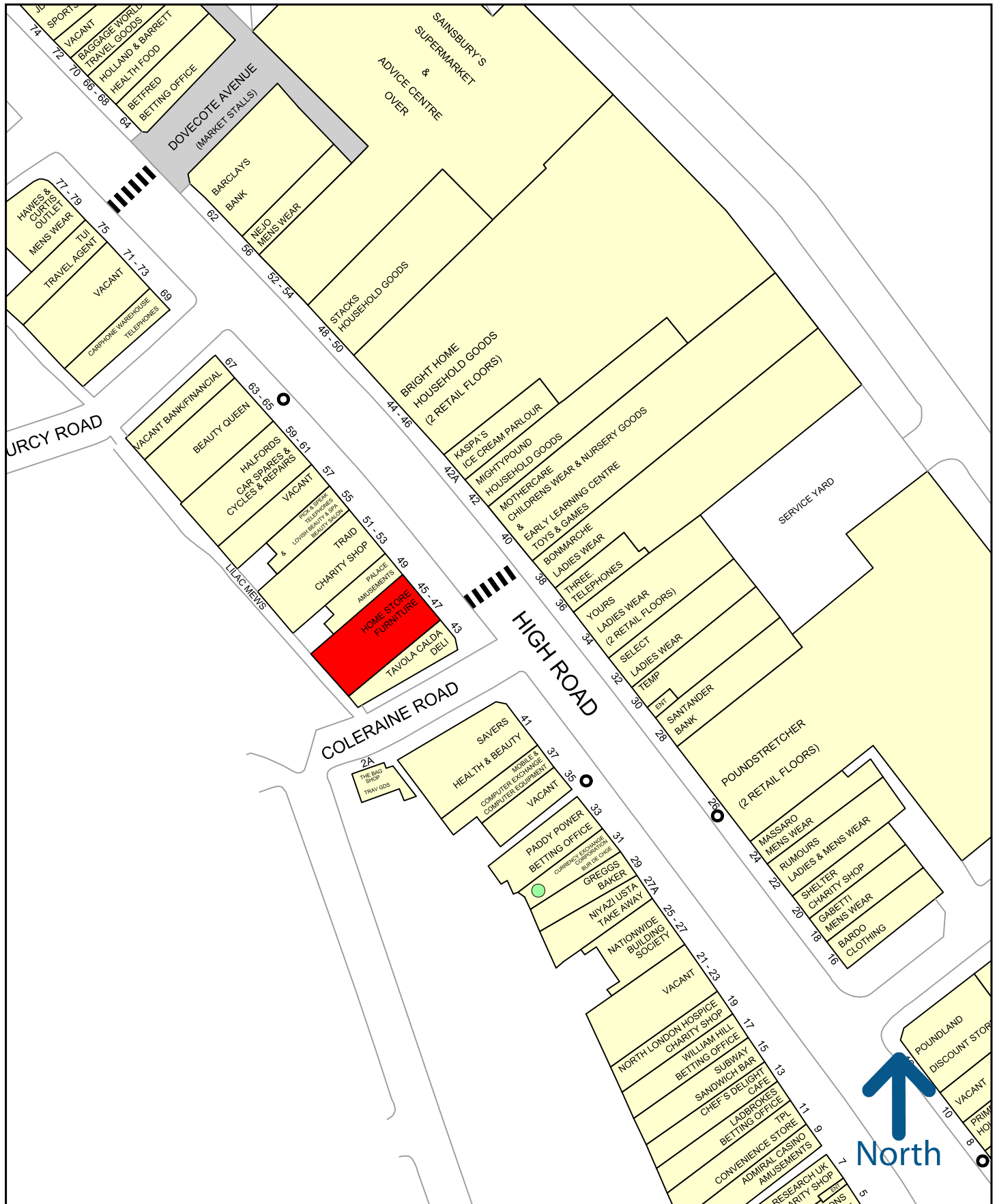
The premises are to be re-assessed and interested parties are advised to make their own enquiries to the Business Rates Department of Haringey Council – Tel: 020 8489 1700

#### INSPECTION

Viewings can only be carried out with prior notice by contacting:-

**Mark Cherry** [markcherry@sprrg.co.uk](mailto:markcherry@sprrg.co.uk)

**Tel: 020 7409 2100**



50 metres

Experian Goad Plan Created: 14/10/2019

Created By: Smith Price RRG



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