

To Let – Retail & Office Premises

1,970 sq ft (183.01 sq m)

67 & 67a High Road, Wood Green, N22 6BU

- On the instruction of Santander
- Prominent central location
- Available for immediate occupation

Location

Wood Green is a busy suburb of London situated in Zone 3 of the underground network on the Piccadilly Line. The unit is situated on the High Road with local retailers including Primark, New Looks, Boots and H & M. The High Road is an extremely busy pitch with the subject premises situated adjacent to Shoe Zone and directly opposite Sainsbury's, Dorothy Perkins and Marks & Spencer,

Description

The retail unit (67 High Road) is demised over ground floor and the shop frontage extends to 5.46m. The unit also benefits from a return frontage onto Courcy Road. The office unit (67a High Road) consists of first and second floor which has a separate entrance on Courcy Road.

Accommodation

The unit extends to the following approximate floor areas:

67 High Road

Ground Floor	775 sq ft (72.08 sq m)
Ground Floor Ancillary	163 sq ft (15.16 sq m)

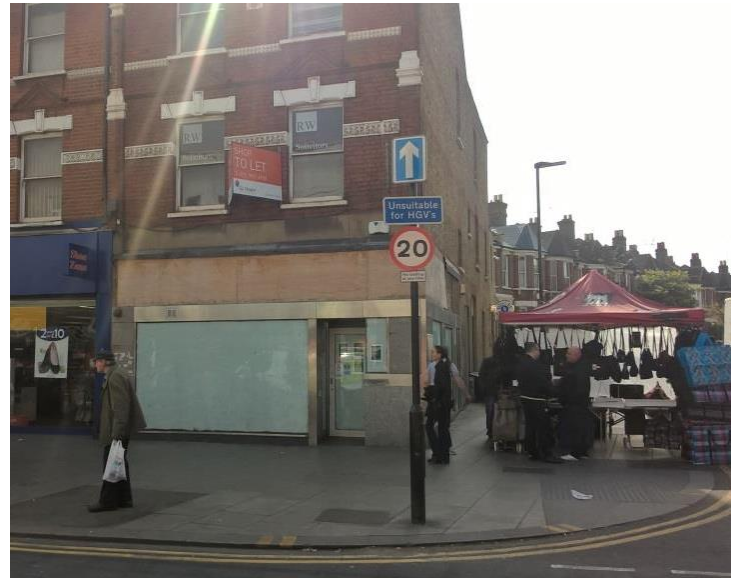
67a High Road

First Floor Office	577 sq ft (53.60 sq m)
Second Floor Office	545 sq ft (50.63 sq m)

Rates

Rateable Value 67 High Road	£60,500
Rateable Value 67a High Road	£17,750
UBR	50.4p

Interested parties should verify these figures with the Local Authority.



Planning

67 High Road – A1/A2

67a High Road – B1(a)

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 25th April 2037. The retail and office space are available to let together or independently.

Rent

Rent on Application

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

67 – 67a High Road has an EPC rating of 'D'.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

Adam Hanline

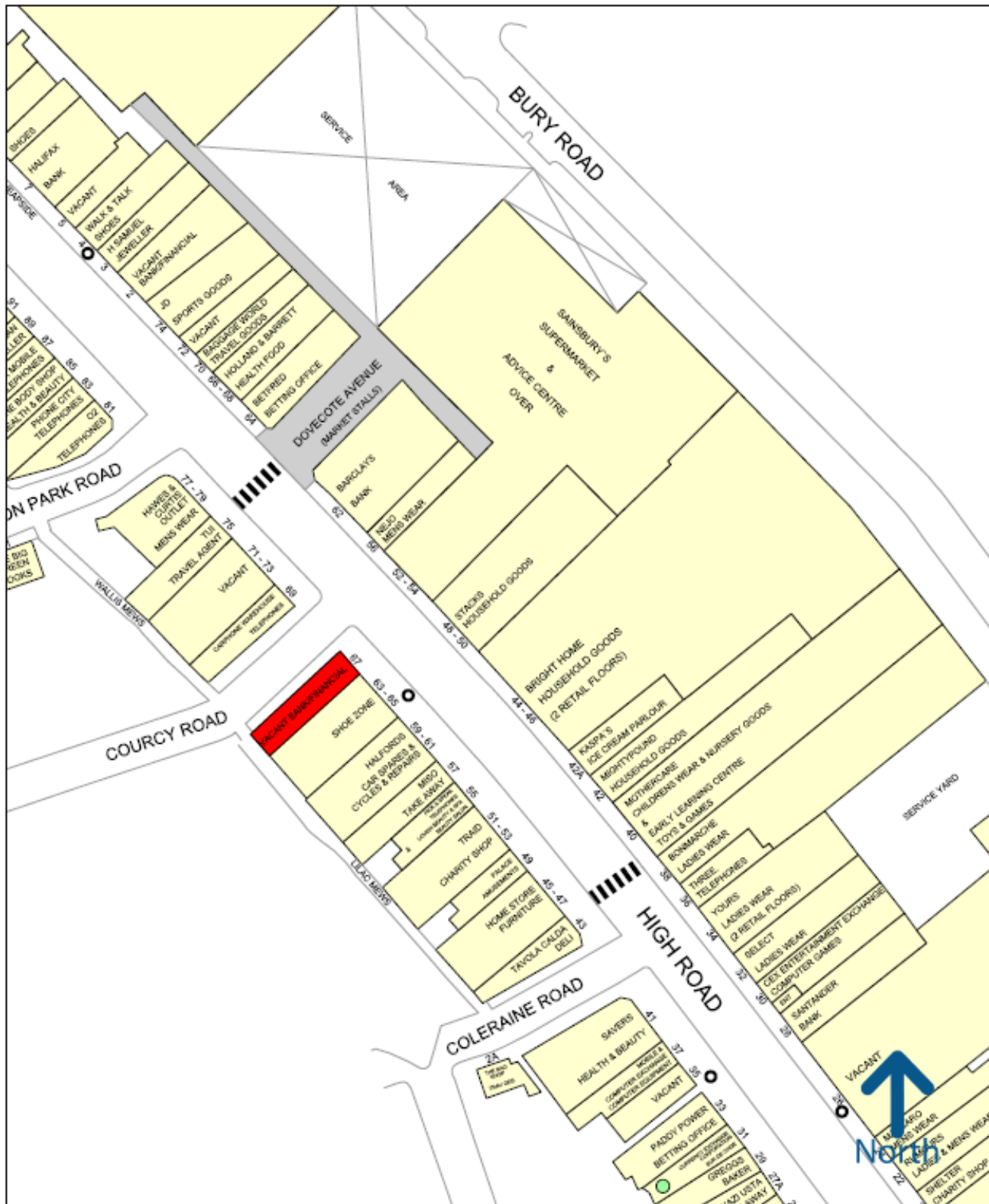
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Experián Goad Plan Created: 06/08/2019

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Important Notice

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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August 2019