



PRIME UNIT TO LET IN WOOD GREEN

**51-53 HIGH ROAD, WOOD GREEN,
LONDON, N22 6BH**



Location:

Wood Green is one of the largest retail centres in North London, the subject property occupies a prominent position on Wood Green High Road. Turnpike Lane Station and Wood Green Station (Piccadilly Line) are both located a short walk away.

Nearby multiple occupiers include Savers, Poundland, B&Q Local, Sainsbury's, Kaspas, Santander, Holland & Barrett, Snappy Snaps and Barclays amongst many others.

Accommodation:

The unit is arranged over Ground Floor only and has the approximate net internal areas:

Ground Floor: 2,234 sq. ft. (207.54 m²)

****Split considered to create two units of circa 1,117 sq. ft. (103.77 m²).***

Use:

The retail premises benefit from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£115,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

