

45-47 High Road, Wood Green, N22 6BH

SHOP - TO LET

45-47 High Road,  
Wood Green, N22 6BH

**Harston&Co**

For more information call us  
on 020 3371 0061





## Executive Summary

- Situated on High Road, Wood Green (A105) surrounded by a number of well-known occupiers
- Arranged over ground measuring approximately 1,691 square feet (157.2 square metres)
- Turnpike Lane tube station is 0.1 miles away and is on the Piccadilly line
- Available with a new lease and no premium
- EPC Rating – To Be Assessed

## Location

Wood Green is a densely populated North London suburb located 8 miles north of Central London and is one of the major retail centres of North London. The property is situated in a prime position on High Road, Wood Green (A105) close to Barclays, Santander, Sainsbury's, Paddy Power, Greggs Bakery and Savers, along with a range of independent traders. Turnpike Lane tube station is 0.1 miles away and is on the Piccadilly line. The area is well served by buses. The High Road (A105) runs through the heart of Wood Green and provides links to the North Circular Road (A406) 1.25 miles to the north and Central London to the south.

Please note all times and distances given are approximate only.

## Description

A double fronted ground floor retail unit providing approximately 1,691 square feet (157.2 square metres) of newly converted space, to be provided in shell and core condition. We understand that it has Use Class E planning consent, although we strongly advise all interested parties to make their own enquiries with the London Borough of Haringey planning department regarding its permitted use. Subject to appropriate consents being obtained the landlord is willing to consider a range of uses.

Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

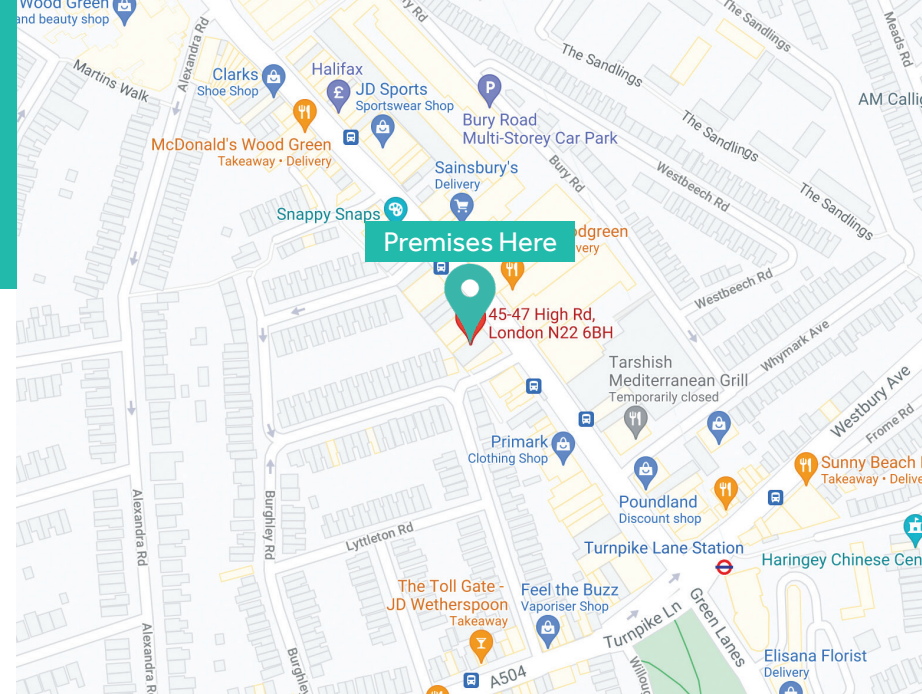
## Business Rates

The property will need to be re-assessed. All interested parties are advised to make their own enquiries with the London Borough of Haringey Business Rates Department.

## Terms

The property is available with a new lease at £80,000 per annum, with further terms to be agreed. All negotiations are strictly subject to contract.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.



Guide Price £80,000 per annum



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