

**PRIME SHOP TO LET  
(CAN BE DIVIDED)**

**105-107 HIGH ROAD  
WOOD GREEN  
LONDON N22**



**Location**

The property occupies a prime location in Wood Green adjacent to Boots, Clarks, EE, McDonalds, J D Sports and Body Shop.

**Accommodation**

The property comprises a large retail unit providing the following approximate dimensions and areas:

Frontage: 26 ft 9ins 8.2m  
Internal Width: 31 ft 9ins 9.7m  
Ground Floor Sales: 2,335 sq ft 217 m<sup>2</sup>  
Ground Floor Staff: 165 sq ft 15 m<sup>2</sup>

**N.B.** The premises could be let as two separate units i.e. Nos.105 & 107 with the following approximate areas:

	<b><u>105</u></b>	<b><u>107</u></b>
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Internal Width:	15 ft 9ins	15 ft 9ins
Ground Floor:	1,350 sq ft	940 sq ft
Staff Area:	-	165 sq ft

**Lease**

The premises are offered on a new FRI lease for term of 15 years subject to 5 yearly rent reviews.

**Rent**

£150,000 per annum exclusive.

Alternatively, if the shop is divided:

105 High Road: £85,000 p.a. exclusive  
107 High Road: £70,000 p.a. exclusive

**Rates**

Rateable Value £143,000  
Rates Payable (2017/18) £66,638

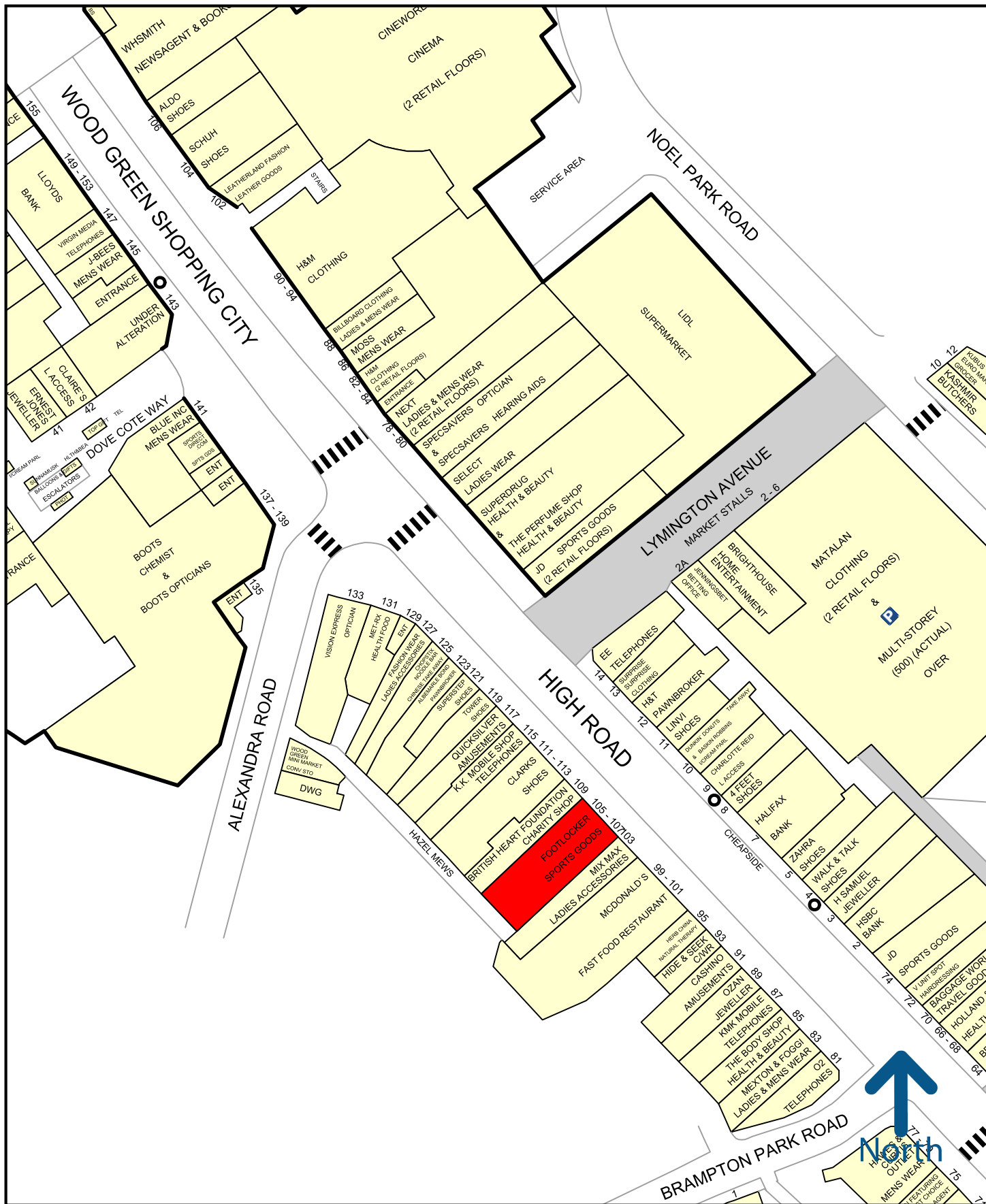
**Legal Costs**

Each side is to pay its own legal costs.

**Viewing**

Strictly by prior appointment through  
John Charles 020 7935 6501  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.



50 metres

Experian Goad Plan Created: 21/08/2017  
Created By: LCG



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