

**PRIME A1/A2 SHOP
(RESTAURANT USE SUBJECT
TO PLANNING)**

**2 CHEAPSIDE, HIGH ROAD
WOOD GREEN
LONDON N22 6HH**



Location

The property occupies a prime location in Wood Green adjacent to J D Sports, H M Samuel and Holland & Barrett.

Accommodation

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

Frontage: 25 ft 7.6m
Ground Floor Area: 2,000 sq ft 186m²
First Floor Office: 600 sq ft 56m²

Lease

The premises are offered on a new FRI lease for term by arrangement subject to 5 yearly rent reviews.

Rent

£110,000 per annum exclusive.

Rates

Rateable Value £129,000
Rates Payable (2017/18) £61,791

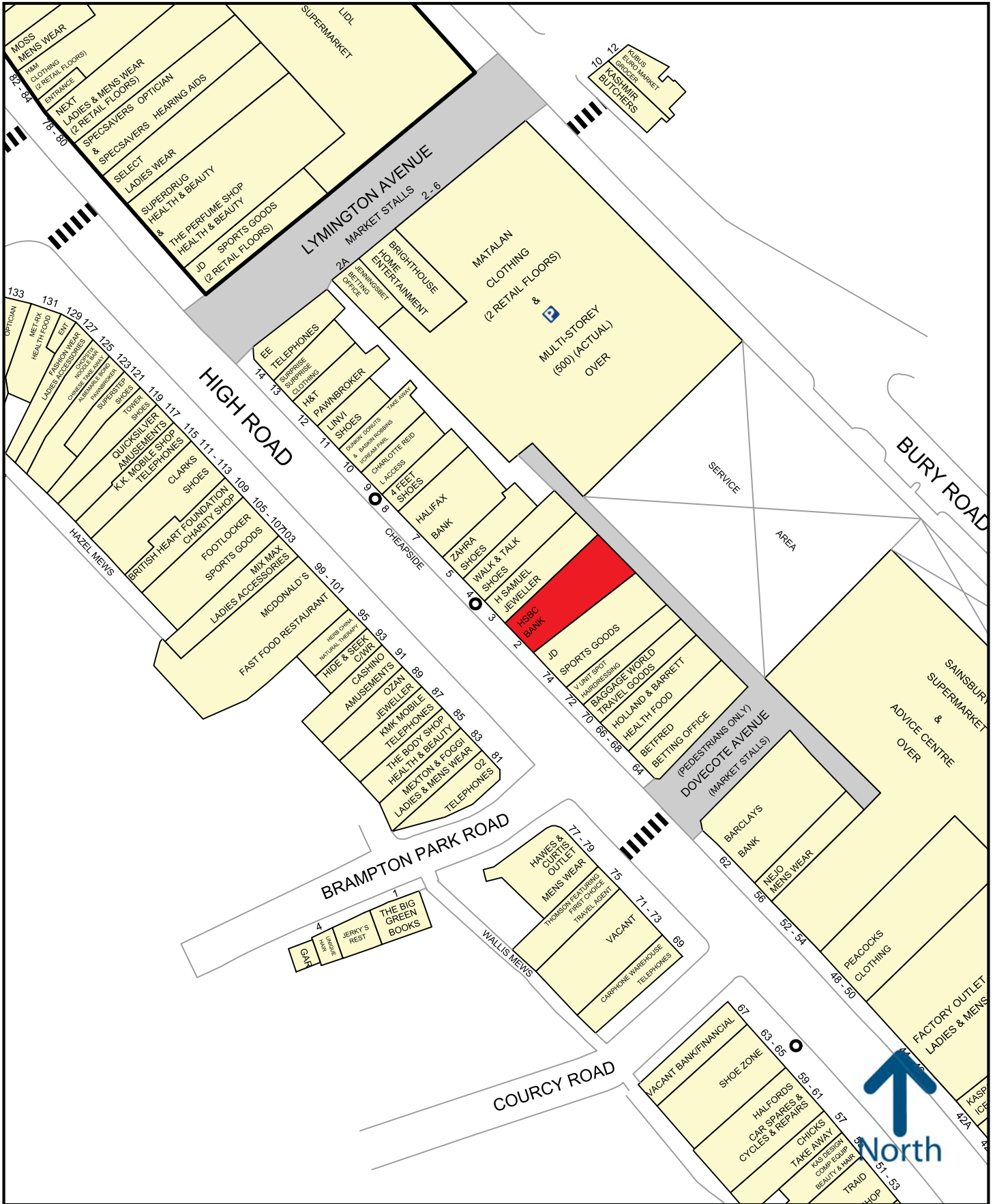
Legal Costs

Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through John Charles 020 7935 6501 jc@lcg.uk.com or joint agent, Stephen Weitzmann of Stephen Warren Assocs. 020 7867 3979.

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: 15/09/2017
Created By: LCG

