



To let

Retail or Restaurant Unit
Wood Green Station, N22

Places
for
London

 The TfL Property
Company

Situated in the bustling heart of Wood Green, this unit boasts a prime location just outside the station. The property features a straightforward layout spread across the ground and mezzanine floors.

Wood Green Station enjoys a prominent position at the intersection of High Road, Wood Green, and Lordship Lane. Located on the Piccadilly Line between Turnpike Lane and Bounds Green, it falls within Travelcard Zone 3. The station is part of the London Borough of Haringey, with neighbouring areas including Bowes Park to the north, Mill Hill to the west, Hornsey to the south, and Tottenham to the east.

Nearby businesses include Vue Cinema, Morrisons, Sainsbury's, NatWest, and various local independent shops.

Zone 3

Piccadilly Line.

9.45 million

Annual Station Footfall



Description:

The property has a simple configuration arranged over ground and mezzanine floors.

Unit Size:

| | |
|--------------|-------------------------------|
| Ground | 1,169 sq ft (109 sq m) |
| Mezzanine | 352 sq ft (32 sq m) |
| Total | 1,521 sq ft (141 sq m) |

Services:

Power (100 A TPN), Water & Drainage.

Usage:

Retail or Restaurant.

Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent of £65,000 pax or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

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