



TO LET - RETAIL UNIT

Retail Unit, 6 Turnpike Parade, London, N15 3EA

To Let:

- Highly visible unit that directly captures footfall on the high street.
- Opportunity to capitalise on commuter trade
- Great proximity to Turnpike Lane Underground Station
- Ground floor unit with visible frontage
- Good opportunity for a local independent shop or national retailer

Location:

Turnpike Lane Underground Station is situated on the Piccadilly line, between Manor House and Wood Green. The station is in Travelcard Zone 3, with a footfall of 7.8 million in 2022. The underground station also benefits from its close proximity to the bus station, which is located directly behind the subject unit.

Turnpike Parade is located on Green Lanes, to the south of the High Road which leads to the shopping centre - The Mall Wood Green.

London Underground

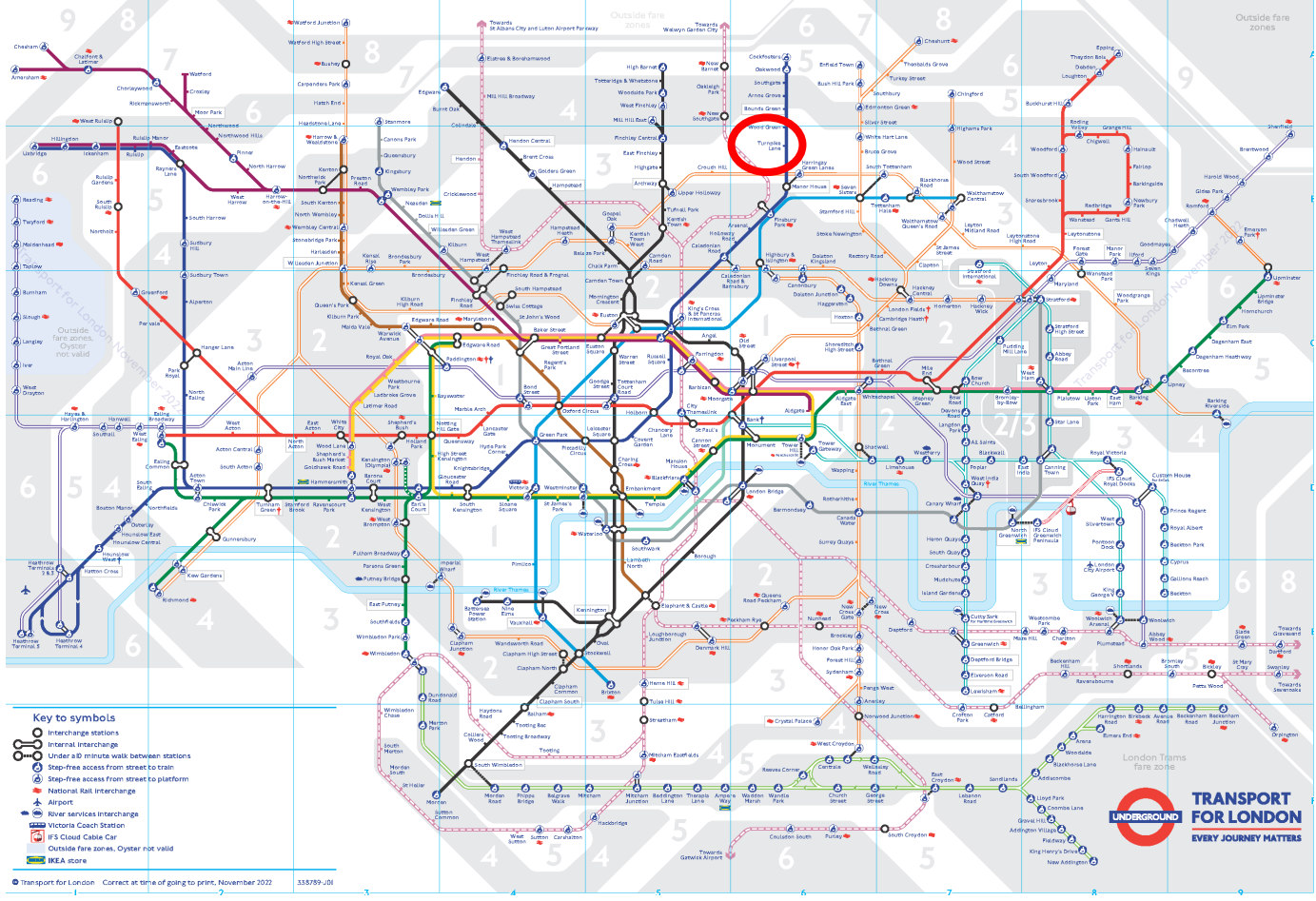
Zone 3
Piccadilly Line

7.8 million

2022 Annual Station Footfall



Transport
for London



Description:

The unit forms part of a parade of shops with a varied tenant mix which includes an estate agent, bakery and florist. It provides a good configuration for a number of different potential uses.

Unit Size:

Total: 705 sq ft (65.50 sqm)

Services:

- Power
- Water & Drainage

Usage:

- Food & Beverage
- Retail
- Services

Lease:

- 5-year lease or 10 year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent

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

Rates:

Interested parties should 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.



Victoria Davies
020 7152 5595
Victoria.Davies@cushwake.com

Verity Flew
020 7152 5156
Verity.Flew@cushwake.com



For professional tenancy advice: The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy. Details available from: www.lettingbusinesspremises.co.uk. **Misrepresentation Notice** — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be relied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only.