

020 8559 1122

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Our services include the following:

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Ground Floor Shop with E use
Suitable for Retail, Café, Restaurant

*****PP to extend forward to pavement*****

To Let

Turnpike Lane, London N8



Description

Comprising a lock-up shop with planning permission to substantially extend forward, which the landlord is in the process of carrying out. This is a pre-let opportunity and if a tenant commits to taking a lease at this stage, the property could be partly fitted out to suit the tenant's requirements.

NB—see plans - further information available upon request.

Existing



Location

Situated on Turnpike Lane within a few minutes walk of Ducketts Common, Turnpike Lane Bus Terminus and Underground Station (Piccadilly Line). Turnpike Lane runs between Wood Green High Road and Hornsey.

Areas

1404 sq ft (130.43 sq m)

Lease

Available on a new full repairing and insuring lease for a term to be agreed at £35,000 pa

Business Rates

London Borough of Haringey - Rateable value £24,500. Rates payable are approximately £13,377 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Band C.

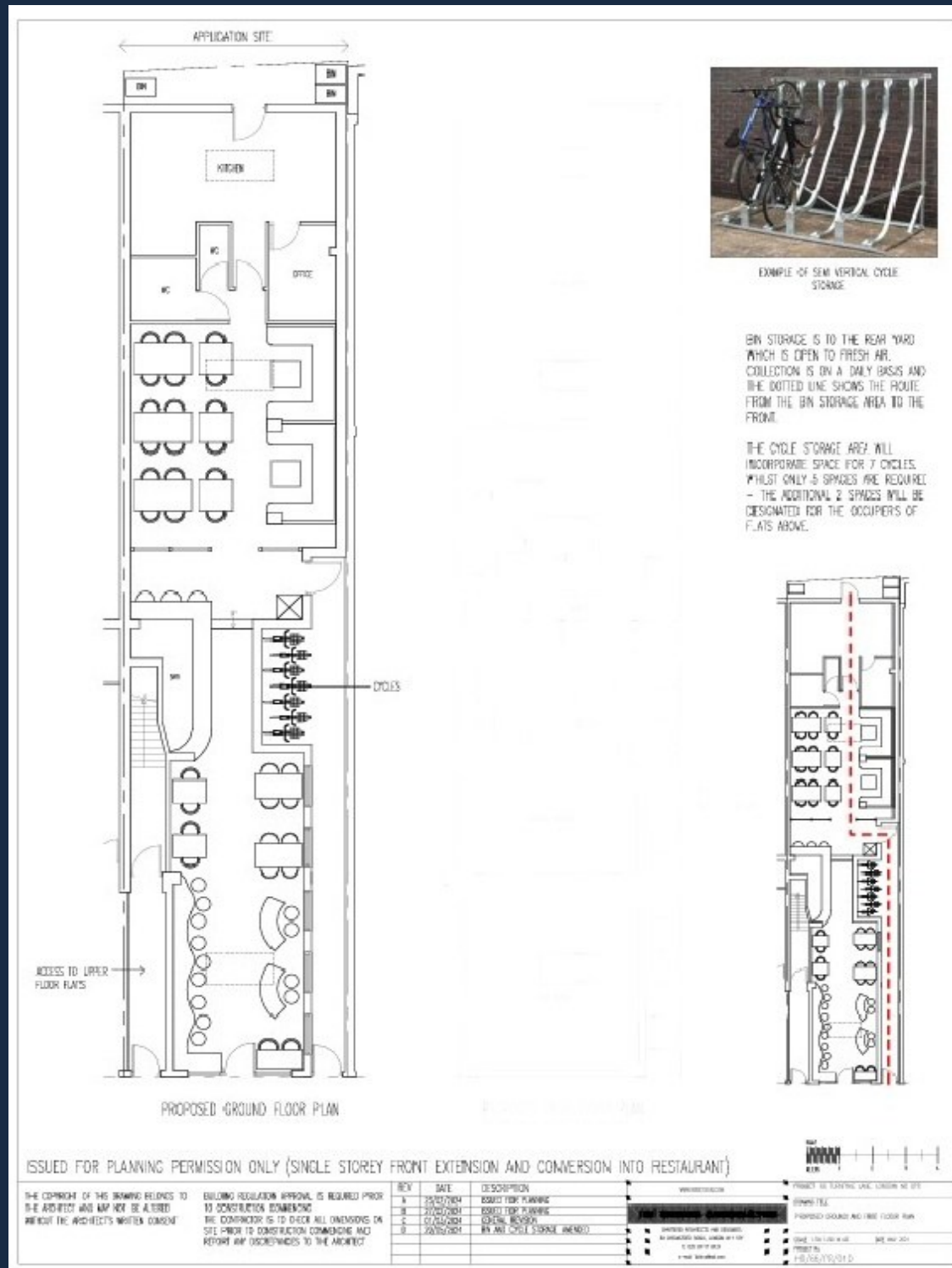
Reference Charge

Claridges charges a fee of £375 plus VAT for taking up references and carrying out anti-money laundering checks on the proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Sat Nav: **N8 0PR**





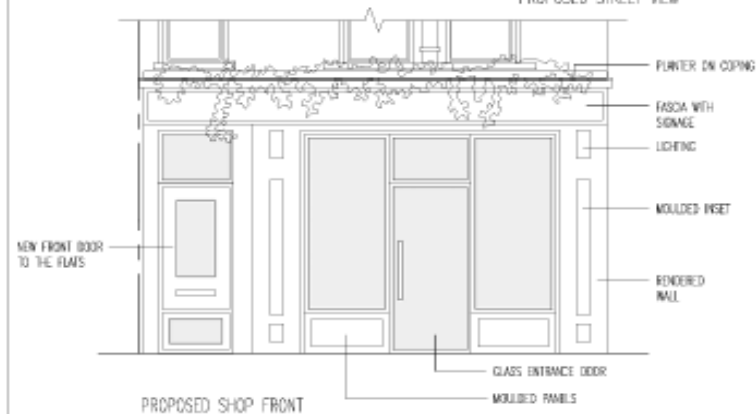
CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS



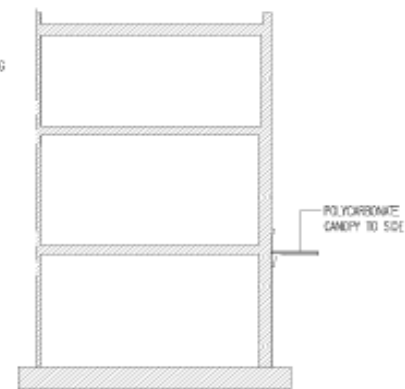
EXISTING STREET VIEW



PROPOSED STREET VIEW



PROPOSED SHOP FRONT



PROPOSED SECTION

ISSUED FOR PLANNING PERMISSION ONLY (SINGLE STOREY FRONT EXTENSION AND CONVERSION INTO RESTAURANT)

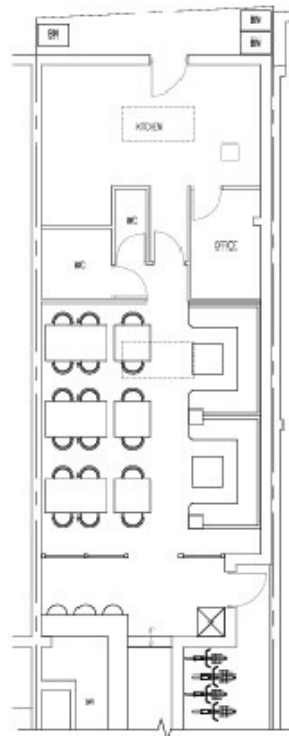
THE COPYRIGHT OF THIS DRAWING BELONGS TO THE ARCHITECT AND MAY NOT BE ALTERED WITHOUT THE ARCHITECT'S WRITTEN CONSENT

BUILDING REGULATION APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION COMMENCING. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION COMMENCING AND REPORT ANY DISCREPANCIES TO THE ARCHITECT

REV	DATE	DESCRIPTION
1	25/07/2024	ISSUED FOR PLANNING
2	27/07/2024	ISSUED FOR PLANNING
3	01/08/2024	GENERAL REVISION

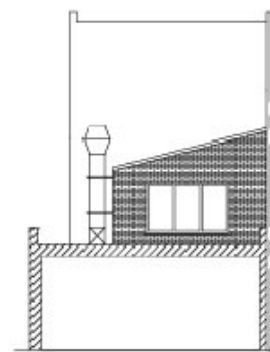
WWW.CLARIDGES.CO.UK
1:100 (HORIZONTAL)
1:100 (VERTICAL)
1:100 (SECTION)
1:100 (ELEVATION)

PROJECT NO. EXISTING LAMB. LONDON NO. 016
ARCHITECT
EXISTING AND PROPOSED ELEVATIONS
PROPOSED SECTION
DATE: 01/08/2024
PROJECT NO.
18/18/19/20/21



PART GROUND FLOOR PLAN

- KITCHEN EXTRACTION SYSTEM AND MAINTENANCE
- 450 DIAMETER KITCHEN EXTRACTION CANOPY FITTED WITH WASHABLE CREASE FILTERS (MESH/BAFFLE) SITED DIRECTLY OVER COOKING RANGE AND FILTERS TO BE CLEANED TWICE A WEEK.
 - EXTRACTION AIR RATE: FACE VELOCITY AT THE CANOPY OF 0.5 M/S AND A DISCHARGE VELOCITY AT THE DUCT TERMINUS OF 12M/S.
 - FILTERS TO BE CLEANED TWICE A WEEK AND CHANGED EVERY 6 MONTHS.
 - ISOLATOR: INSULATED FLEXIBLE CHIMNEY CONNECTORS TO BE FIRED BETWEEN THE FAN AND THE REST OF THE DUCTING FROM EACH SIDE OF THE FAN TO PREVENT TRANSMISSION OF VIBRATION.
 - 250MM EXTRACTION FLEXIBLE PIPES: FITTED WITH ANTI-VIBRATION BRACKETS AND RUBBER MOUNTING. EXTERNAL DUCTING IS MECHANICALLY FIXED TO EXISTING STRUCTURE (CAN BE PAINTED IF REQUIRED).
 - DUCTING SHOULD BE EQUIPPED WITH ACCESS PANELS FOR CLEANING AND ALL DUCTWORK MUST MEET TR/15.
 - ALL PENETRATIONS MADE GOOD AND APPROPRIATE FIRESTOP APPLIED.
 - THE FLEXIBLE PIPE PASSES THROUGH WALL/ROOF FORMED COMBUSTIBLE MATERIALS TO BE ENCLOSED IN A SLEEVE OF NON-COMBUSTIBLE MATERIAL AND 25MM AIR SPACE BETWEEN FLEXIBLE PIPE AND SLEEVE.
 - MAINTENANCE CONTRACT INCLUDING SCHEDULED CLEANING TO BE PROVIDED BY INSTALLING CONTRACTOR.



PROPOSED REAR ELEVATION/SECTION



PROPOSED SIDE ELEVATION

ISSUED FOR PLANNING PERMISSION ONLY (SINGLE STOREY FRONT EXTENSION AND CONVERSION INTO RESTAURANT)

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REV	DATE	DESCRIPTION

REVISIONS

PROJECT: 100-100-100-100-100	DATE: 10/10/2023
DESIGNER: 100-100-100-100-100	DATE: 10/10/2023
PROJECT NO: 100-100-100-100-100	DATE: 10/10/2023

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Subject to contract

Viewing

By appointment only via Sole Agents:

0208 559 1122

contact@claridges-commercial.co.uk
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