CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

Our Services Include:

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

Minicab Booking Hall (E use)

Would also suit money exchange, barbers, hair & beauty etc

To Let

Ref No. 025128

Wood Green Underground Station, London N22



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Description

Commercial unit located right at the entrance of Wood Green Underground Station. The unit has been trading as a minicab kiosk for a number of years and benefits from E class use, therefore making it ideal for a number of different occupiers including: money exchange, barbers, hair and beauty, convenience stores and many more. The property also benefits from 24/7 opening hours.

Location

Wood Green Underground Station is a busy Piccadilly Line station in Zone 3, benefiting from annual passenger numbers of approximately 8.6 million. Wood Green Underground Station provides regular services into Central London and towards Cockfosters and Heathrow Airport. The station benefits from strong pedestrian footfall throughout the day, generated by commuters, local residents and shoppers visiting the surrounding retail area. It is ideally positioned close to the popular Wood Green Shopping City, as well as a wide range of well-known retailers, including Primark, Costa Coffee, Boots, JD Sports and TK Maxx.

Areas

Circa 280 sq ft (26 sq m)

Lease

Grant of a new lease direct with TFL. Current commencing rent is £32,000 pa, but we have been informed that this will increase when a new lease is granted. The lease is to 6 years contracted outside the Landlord & Tenant Act 1954 with a rent review at year 3.

Premium

£90,000 for the benefit of a brand new lease in this prime location.

Legal Fees

The ingoing tenant to be responsible for the landlord's legal fees

Business Rates

London Borough of Haringey – Rateable value £18,500. Rates payable are approximately £8,880. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - to be provided

Reference Charge

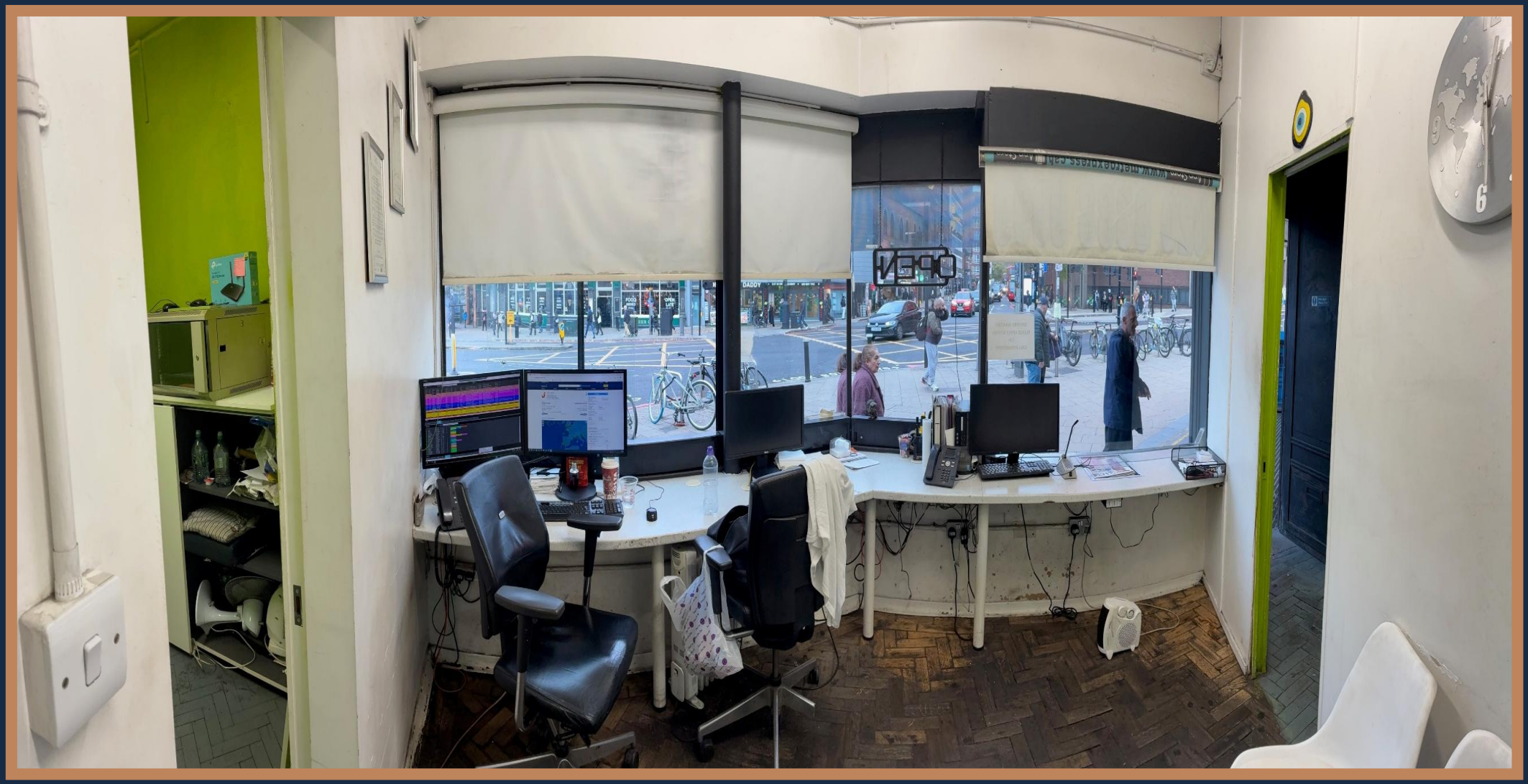
Claridges charges a fee of £525 plus VAT for taking up references and carrying out anti-money laundering checks on the proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

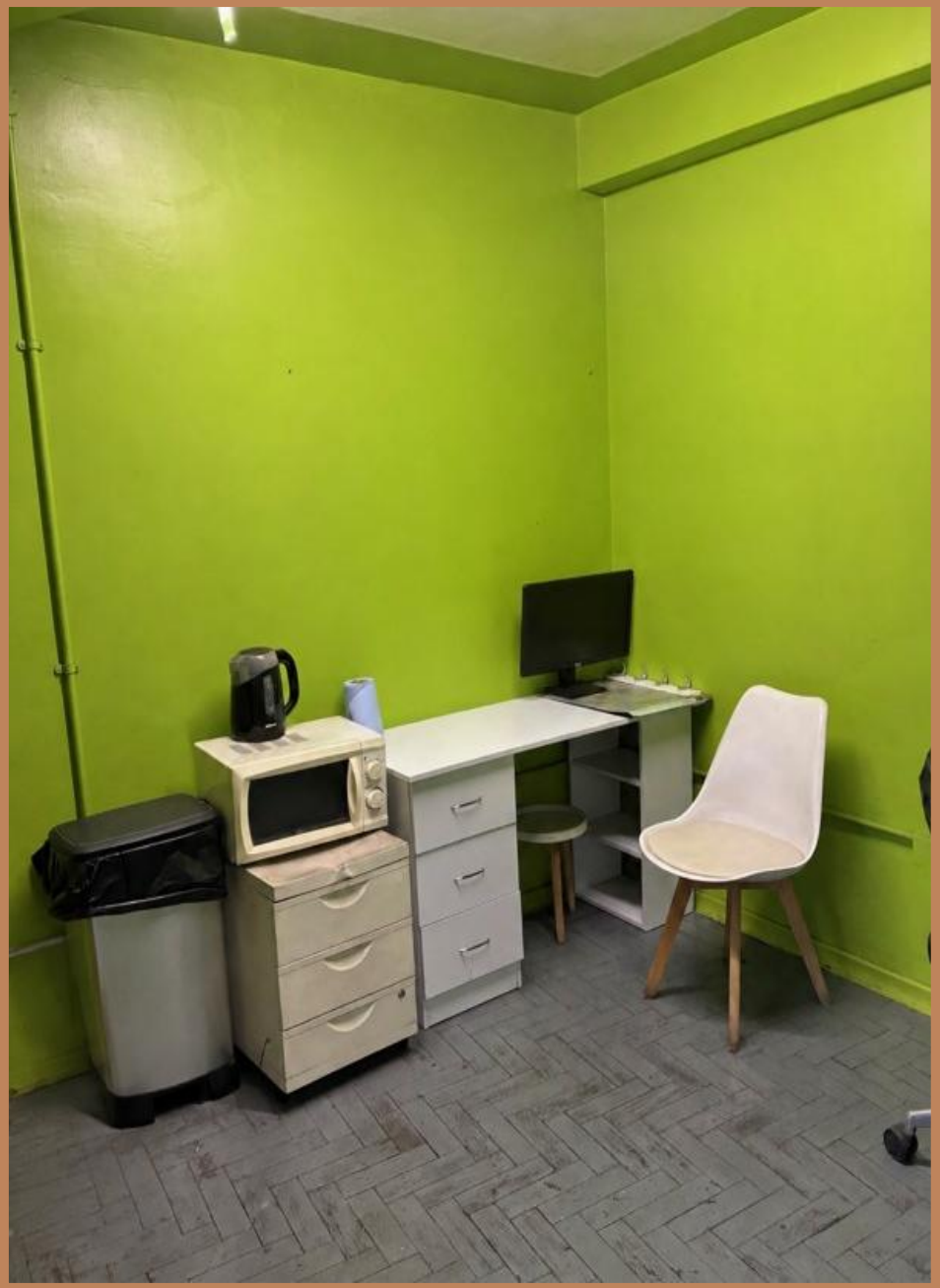
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our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

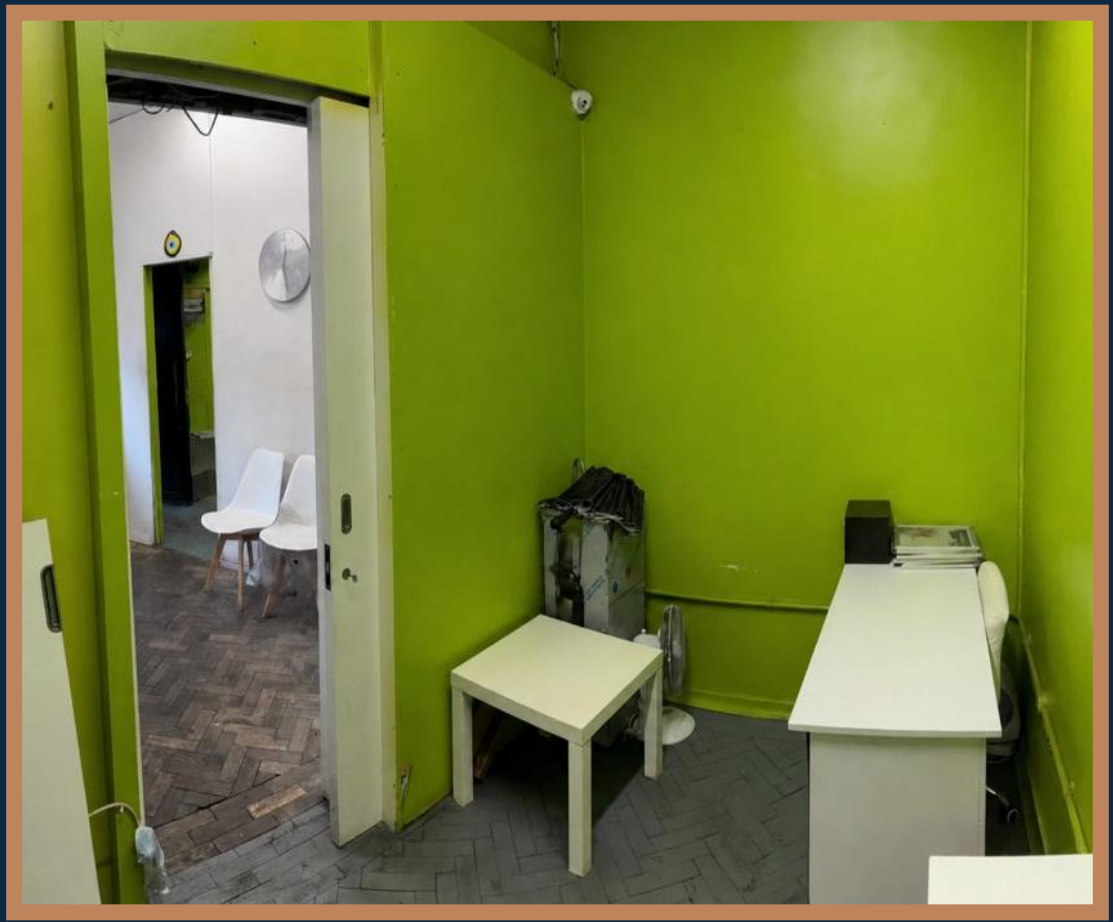
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Sat Nav: N22 8HH

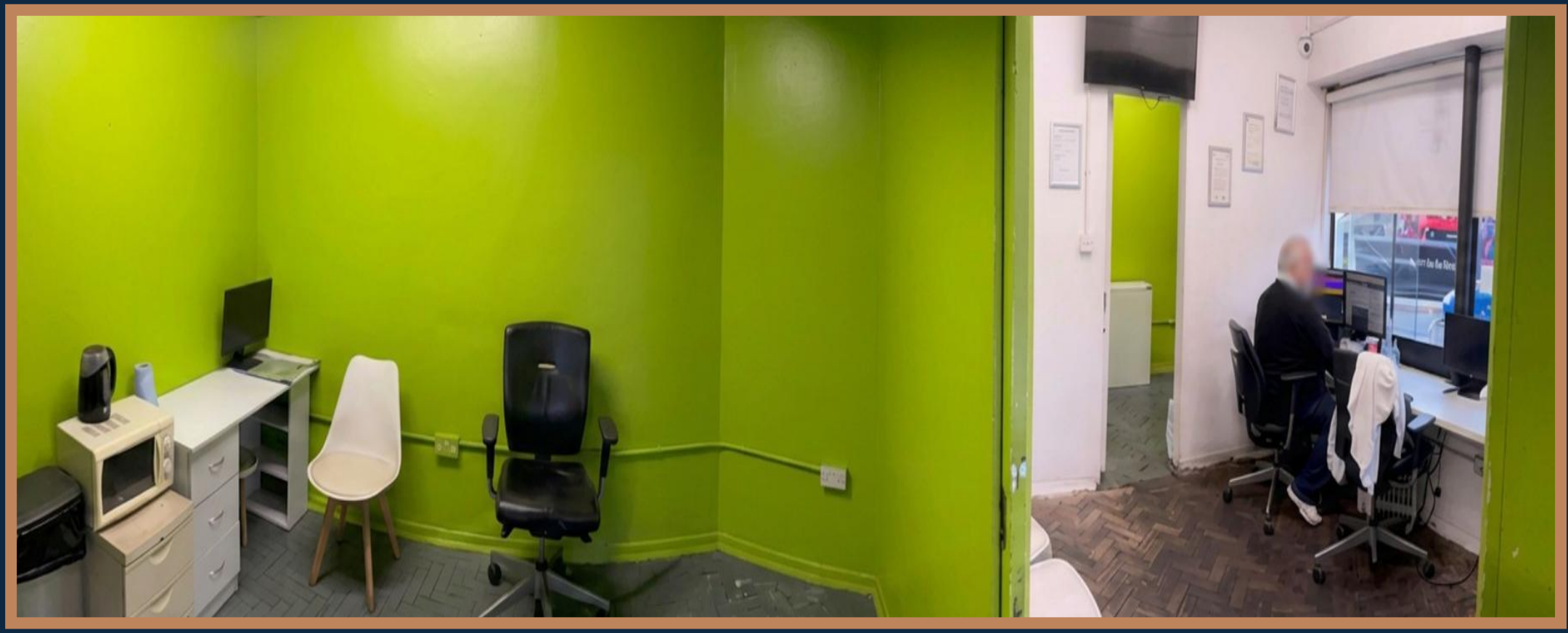


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These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

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.

The terms quoted and all subsequent negotiations are subject to contract.

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.

Viewing

By appointment only via:

0208 559 1122

info@claridges-commercial.co.uk

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Offices

45 Albermarle Street

London W1S 4JR

Connaught House, Broomhill Road,

Woodford Green, Essex IG8 0XR