



**3 Cheapside
High Road
WOOD GREEN
LONDON N22 6HH
Prime Lease Assignment
All Uses Considered**

Location: **Wood Green** is a densely populated & established North London retail suburb close to the North Circular Road (A406) and has good public transport links with both **Wood Green & Turnpike Lane Underground Stations** (Piccadilly Line) close by. In a prime busy location nearby occupiers include **JD Sports, McDonalds, Burger King, Superdrug, B & Q & Holland & Barrett.** **The Mall Wood Green** is a short distance away and is home to **Primark, TK Maxx, Boots, Cineworld, Pret a Manger, H & M & Five Guys.**

Description: The ground floor retail / ancillary & part first floor shop has the following approximate dimensions & areas:

Gross Frontage	19' 0"	5.79m
Net Frontage	18' 9"	5.71m
Internal Width	18' 2"	3.81m
Shop Depth	77' 6"	23.62m
Ground Floor Retail & Ancillary	1,352 sq ft	125.6 sq m
First Floor Ancillary Area	200 sq ft	18.58 sq m

Tenure: 15 years inside Landlord & Tenant Act from 12/12/2024 with 5 yearly reviews.

Rent: £75,000 pax

Premium: Substantial premium offers invited.

Use: Permitted use is Class E but landlord will consider restaurant & sui generis alternative uses (subject to planning approval).

Rates: New RV - £80,500. Standard UBR - 43p (2026/2027). Transitional Relief available. Please check with Haringey Local Authority.

Timescale: Available immediately.

Viewing Strictly by prior appointment via Sole Retained Agent.

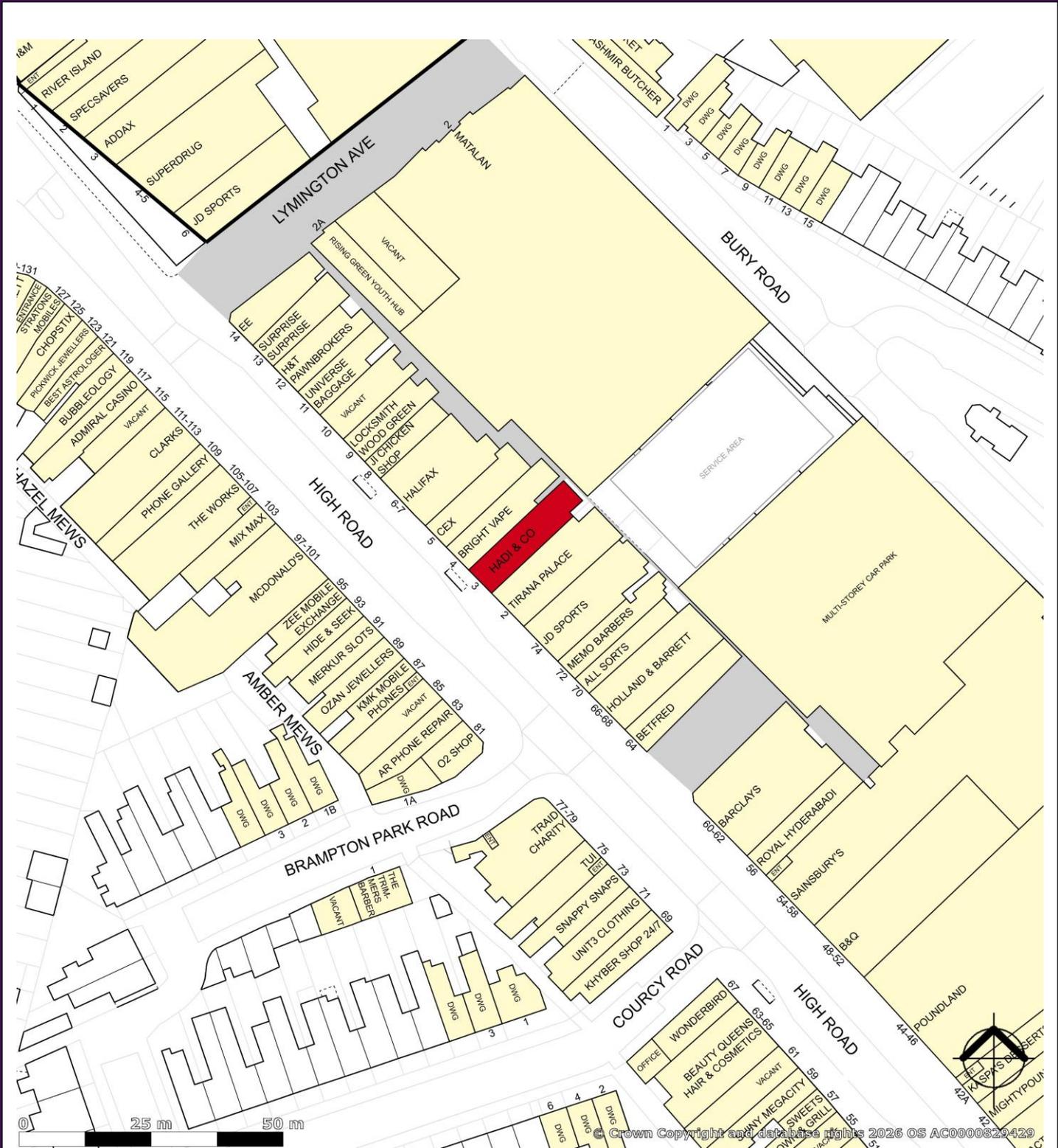
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**Subject to
Contract**



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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