



# To let

Retail Unit

Shop 6, Turnpike Parade, London,  
N8 0AP



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

Turnpike Parade is located on Green Lanes, to the south of the High Road, The north of the High Road leads to the shopping centre – The Mall Wood Green, which accommodates strong retail brands such as Primark, H&M and Boots.

## Zone 3

London Underground station

## 7.9 million

Annual Station Footfall.



**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:**

Retail, F&B & Services.

**Lease:**

5 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

**Rent:**

The rent payable to be an agreed base rent of £35,000 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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