



To let

Retail Unit
Kiosk, Oakwood Station, N14 4UT



Oakwood station is on the Piccadilly line in zone 5. The station is located on Bramley Road. Trent Park, a former campus of Middlesex University is located opposite the station. A golf course is currently run on the grounds. There are several retail units on the forecourt of the station. The station footfall in 2025 was 2.3 million, however this does not include footfall from the bus station.

Zone 5

2.3 million

Annual Station Footfall.



Description:

The unit comprises a self-contained ground floor space arranged in an open-plan, rectangular layout. The accommodation features timber floorboards and part timber-panelled walls, with painted finishes above.

Unit Size:

Ground Floor: 165 sq ft (15.33 sq m)

Services:

Power only

Usage:

Retail

Lease:

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Rent:

The rent payable to be a base rent of £12,500 pax or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

The Rates Payable at this unit are £3,552.60 This is an estimation and 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:

Victoria Davies
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