



# To let

## Retail Unit Southgate Station, N14 5BJ

Places  
for  
London

 The TfL Property Company

Southgate underground is serviced by the Piccadilly line and is located between Arnos Grove and Oakwood stations in Travelcard Zone 4. The wider station is a bus and underground interchange, and the main building sits on an island site between Southgate Circus and Station Parade where a series of bus stops are located.

The subject unit occupies a prominent position on Station Parade with an entrance at the front and back of the property and benefits from sole frontage onto the walkway between station parade and Crown Lane. It has a glass frontage on three sides onto the bus station, underground station and walkway between Station Parade and Crown Lane. The interior of the unit is in a semi stripped out state with partitioning creating internal toilets, storage and a kitchen in one corner and a fitted counter and kitchenette within the open plan sales area.

## Zone 4

London Underground station

## 3.78 million

Annual Station Footfall



#### Description:

The unit has wooden style laminate floors and white painted walls, which will need redecorating. It was previously used as a coffee shop and bistro.

#### Unit Size:

600 sq ft (56.00 sq m).

#### Services:

Power, Water & Drainage.

#### Usage:

Retail, F&B & Services.

#### Lease:

5-10 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 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.

#### ALL ENQUIRIES:

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