

# SOUTHGATE N14 6PT

## 2-4 WINCHMORE HILL ROAD

### SHOP TO LET



Second Floor  
25 Foubert's Place  
London W1F 7QF

#### LOCATION

The premises are situated on Winchmore Hill road with nearby retailers including **Pure Gym**, **Marks & Spencer's**, **Ladbrokes**, **NatWest** & **Paddy Power**.

An extract from the street plan is attached upon which the property is highlighted.

#### ACCOMMODATION

The premises are arranged on ground floors only, having the following approximate dimensions and floor areas:

Gross Frontage	42 ft 9 in	13.01 m
Internal Width	38 ft 9 in	11.81 m
Return Frontage	15 ft 9 in	4.83 m
Max Internal Width	38 ft 7 in	11.76 m
Shop Depth	88 ft 10 in	27.08 m
Ground Floor	3449 sq ft	320 sq m
Sales		
Ground Floor	272 sq ft	25 sq m
Store		

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but is to include rent reviews at 5 yearly intervals at a commencing rent of **£55,000 per annum exclusive**.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

**SUBJECT TO CONTRACT**



#### RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£57,500
UBR 2020/21	£0.512

Interested parties should make their own enquiries to the local authority to verify this information.

100% business rates relief until 31st March 2021 for eligible occupiers.

#### EPC

An EPC has been commissioned and can be provided upon request.

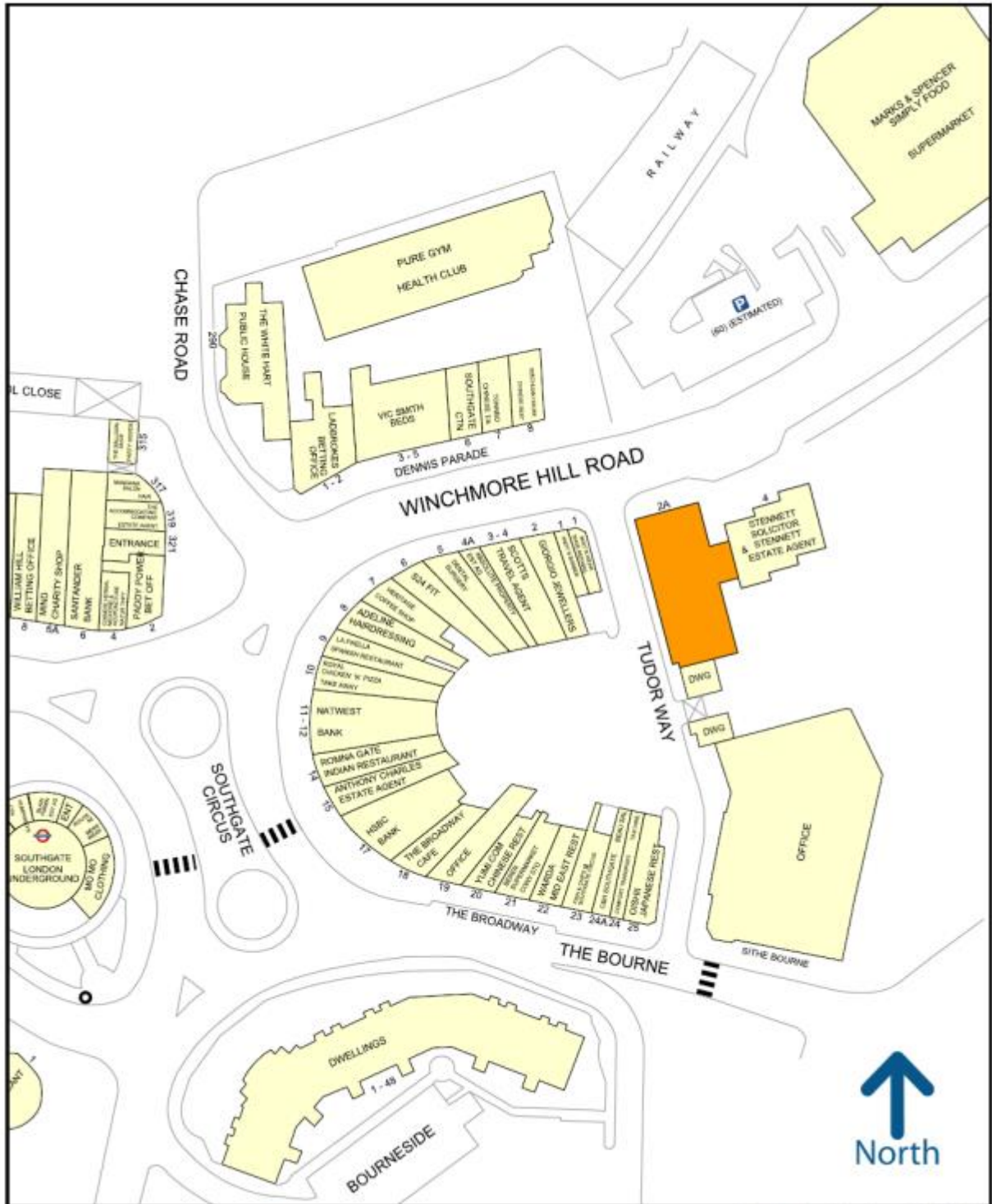
#### VIEWING

For further information or arrangement to inspect, please contact the sole agents:

Tim Hance

020 7908 7031

[tim@hrhretail.com](mailto:tim@hrhretail.com)



Experian Goad Plan Created: 28/08/2019

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