



# Shop To Let - Turnpike Lane N8

A new lease available on flexible terms

GILMARTIN LEY

37 Turnpike Lane,

LONDON, N8 0EP



## Area

Net Internal Area: 142 sq.m. (1,529 sq.ft.)

## Rent

£30,000 per annum (approx.  
£2,500 monthly) subject to  
contract



## Property Description

The subject property comprises a ground floor lock up shop, which occupies a central position on this vibrant shopping parade in the heart of Turnpike Lane.

This predominantly open plan retail unit is currently being used by a local retailer for additional storage. With some refurbishment, this property could provide good, generously proportioned and regularly shaped retail space.

There is metered parking directly outside the property.

- > Vibrant retail parade
- > Net Internal Area 142 sq.m. (1,529 sq.ft.)
- > Security shutters
- > Densely populated North London location
- > 0.23 kilometres (0.14 miles) distance to Turnpike Lane London Underground Station (Piccadilly Line)
- > May be suitable for alternative uses subject to planning consent



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop	142.05	1,529	

## Property Location

The property is located in Turnpike Lane in the heart of North London, which is a densely populated and dynamic area, just south of Wood Green. The area provides an abundance of leisure, shopping, entertainment, bars and restaurants.

The subject property is situated on the south side of Turnpike Lane midway between the junctions with Burghley Road and Vernon Road.

Turnpike Lane London Underground Station (Piccadilly Line) is 0.23 Kilometres (0.14 miles) to the west of the property and provides a journey time to London Kings Cross Station of 12 minutes.

There are several bus routes running through Turnpike Lane and along Green Lanes.

**2017 Rateable Value** £21500.00

**Estimated Rates Payable** £9309 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** A new fully repairing and insuring lease available on flexible terms.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Haringey

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/24791>  
Energy Performance Certificate

**Last Updated:** 19 Oct 2017

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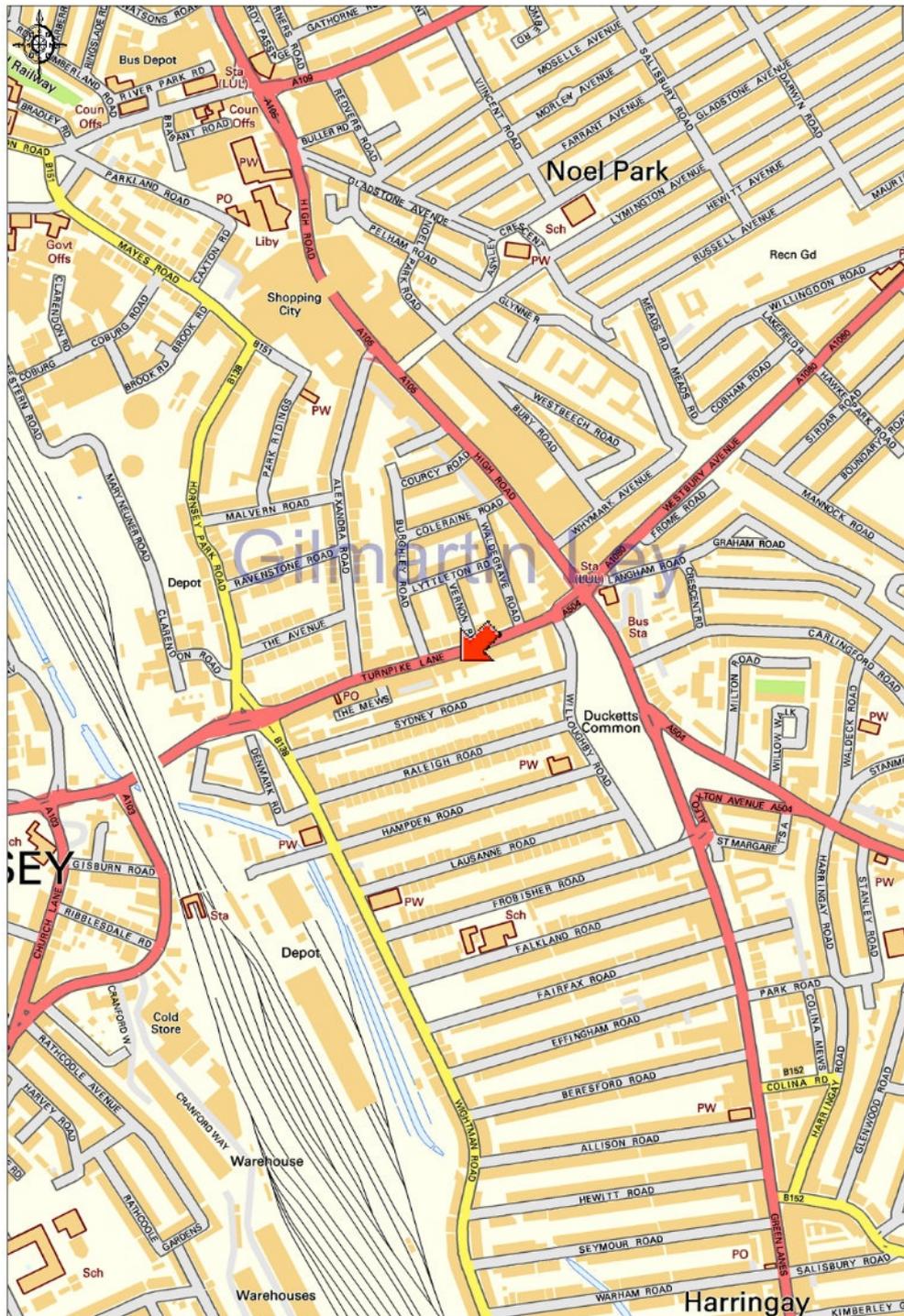


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Our ref: 24791

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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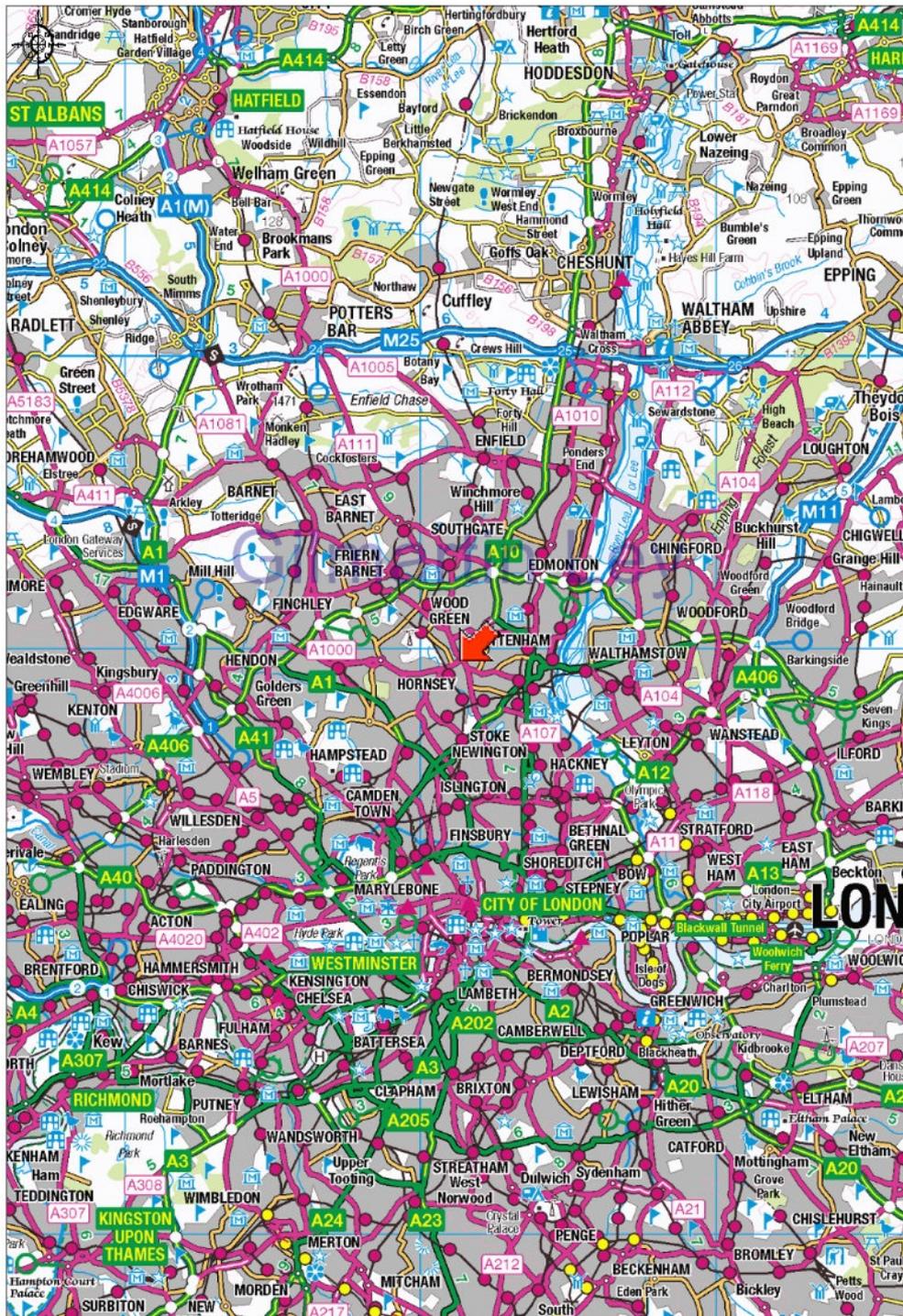


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