

5 Turnpike Lane
Haringey
London,
N8 0EP

TO LET
BY WAY OF NEW
LEASE

£28,000 Per annum

Set on Turnpike Lane within a mixed use parade and in close proximity to Turnpike Lane Tube Station (Piccadilly line) and Wood Green "The Mall" shopping city.



Haringey



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

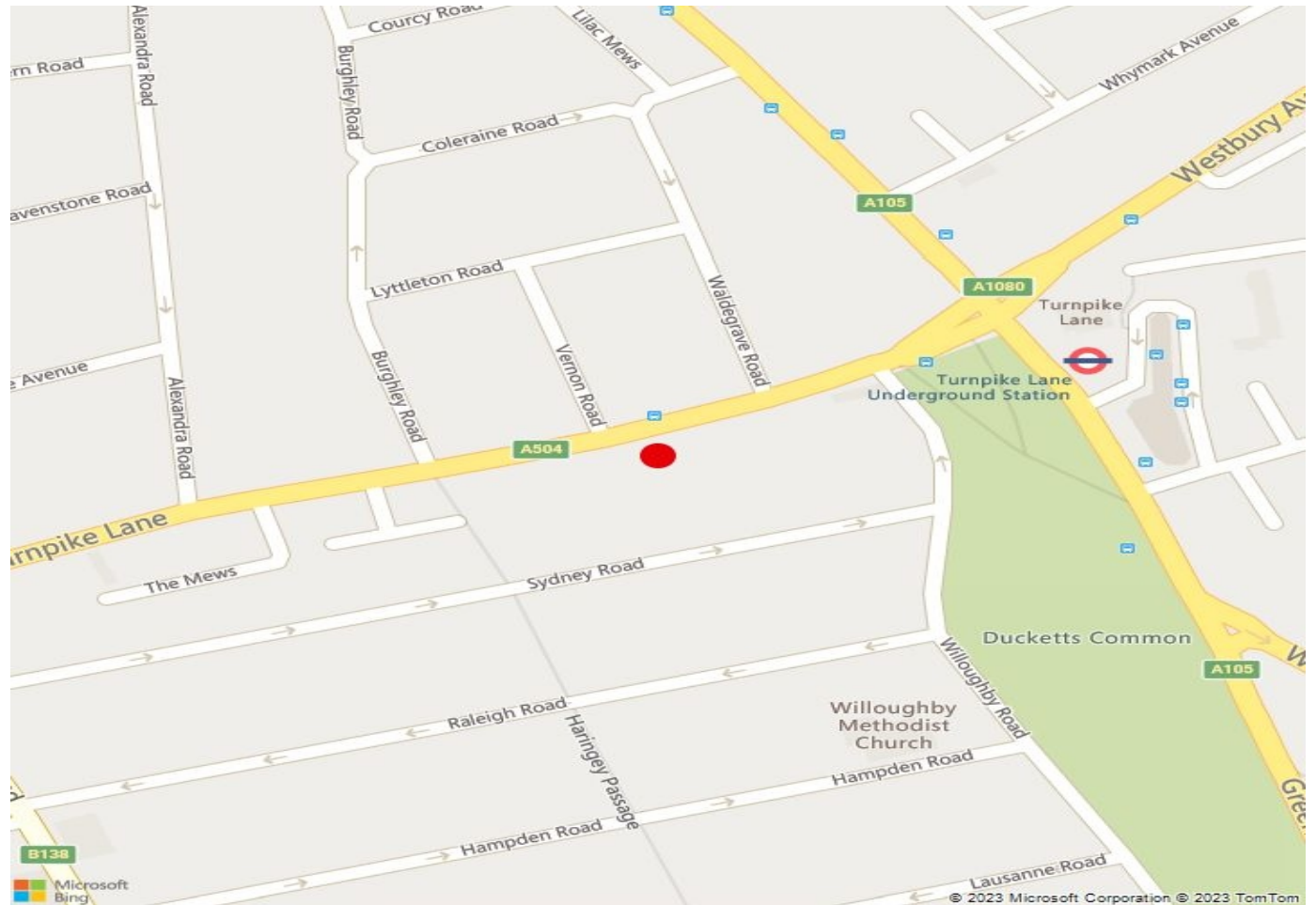
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Currently in the process of being refurbished
Ground floor office providing approx. 675 sq. ft.
Arranged as follows:
Frontage: 12'6"
Build depth: 50'6"
Main front area: 357 sq. ft. approx.
Rear store and office: 318 sq. ft. approx.
Plus w.c and yard (unmeasured)



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Rent

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Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

Rates

Rateable value - £19,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Energy Rating D - 5.8.27

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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