

## SHOP / OFFICE

## TO LET

**344 SQ FT (32 SQ M)**

**361 HIGH ROAD, LONDON N22 8JA**



**LOCATION:** The property is located on the West side of High Road near its junction with Truro Road, directly opposite Woodside Park. Transport facilities are convenient with Wood Green Underground Station (Piccadilly Line) being within a short walking distance. Numerous bus routes also serve the area.

**DESCRIPTION:** The premises comprise a ground floor commercial unit suitable for retail or office use.

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66-70 Parkway, London NW1 7AH

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**AREAS (All Measurements Are Approximate)**

**Ground Floor** **344 Sq Ft (32 Sq M)**

- LEASE:** A new Full Repairing and Insuring Lease for a term of years to be agreed, subject to periodic rent reviews.
- RENT:** **£20,000 per annum exclusive**
- RATES:** The current rateable value for the premises is £8,900 per annum, and under the current Small Business Rate Relief scheme, no business rates are payable. However, all interested parties are advised to conduct their own enquiries with the Local Authority to confirm the actual rates payable and to understand any applicable relief schemes.
- EPC:** Available upon request.
- LEGAL COSTS:** Each party to bear their own legal costs.
- VIEWING:** Strictly by appointment through owner's SOLE Agents as above.
- CONTACT:** Mert Seyhan  
020 7482 1203 / 07506 732734  
[mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

**SUBJECT TO CONTRACT**



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