



509-511 Green Lanes

Harringay, London, N4 1AW

Prominent corner retail unit to let on a prime high street location in Harringay. Available for immediate occupation.

1,997 sq ft
(185.53 sq m)

- Rent free period available
- Prime High Street location
- Double corner unit
- Excellent ceiling height
- Parking
- Suitable for a variety of uses

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Summary

Available Size	1,997 sq ft
Rent	£55,000 per annum
Rates Payable	£21,435.25 per annum
Rateable Value	£44,750
EPC Rating	Upon Enquiry

Description

These outstanding corner premises enjoy an incredibly prominent position in the heart of Harringay on the corner of Warham Road and Green Lanes with a number of established and well regarded businesses within close proximity. Available for immediate occupation, and suitable for a variety of uses.

Location

Situated within the vibrant Harringay, the property is located within walking distance to Turnpike Lane Station, Haringey Green Lanes Overground and Turnpike Lane Station.

Terms

RENT: £55,000 per annum.

TENURE: Leasehold.

RATEABLE VALUE: £44,750 per annum.

RATES PAYABLE: £21,435.25 per annum.

LOCAL AUTHORITY: London Borough of Haringey.

VAT: The premises is not elected for VAT.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: A new FRI lease granted outside the Landlord & Tenant Act 1954 for a minimum term of 5 years containing a mutual break clause at the end of the tenancy.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



Chris Ryan

020 7355 0285 | 07385 413368

cryan@winkworth.co.uk



Adam Stackhouse

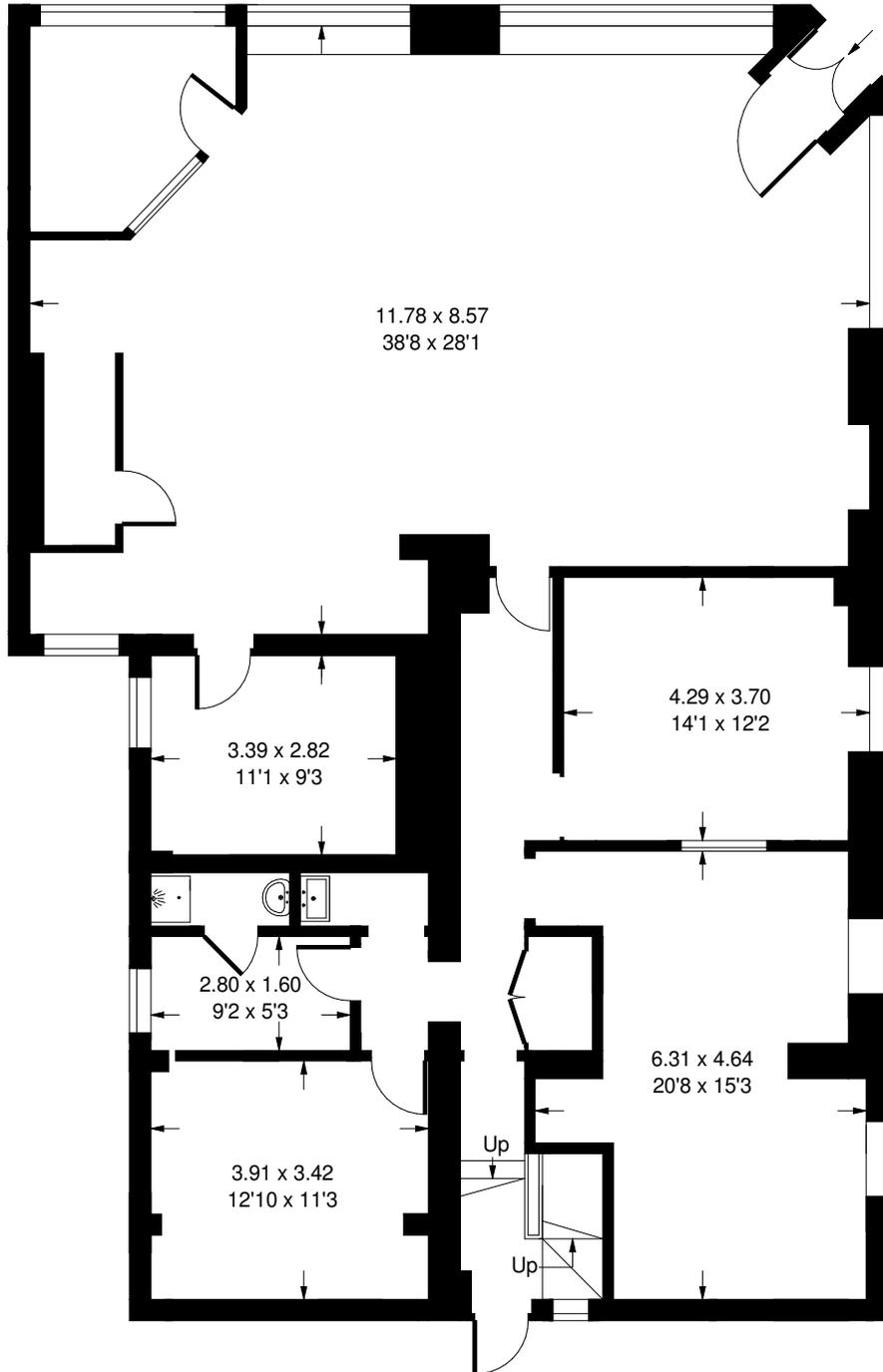
020 7355 0285 | 07889 510036

astackhouse@winkworth.co.uk

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Green Lanes, N4

Approx. Gross Internal Area
185.5 sq m / 1997 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.