

TO LET

LOCK-UP SHOP (A1)

The Portacabin, 32-36 Station Road, Wood Green, London, N22

Rental - £9,600 per annum exclusive



<u>Location/Description</u>	<u>Accommodation</u>
<p>A Portacabin situated on Station Road right in front of Blue House Yard. It benefits from wooden cladding and laminated floor. It has no WC nor serviced to be connected.</p>	<p>The property has been measured in accordance with the 6th Edition of the RICS Code of Measurement on a gross internal basis and has the following approximate total floor area of 156 sq.ft²</p>
<u>Rent and Lease length.</u>	<u>Permitted Use</u>
<p>A maximum of 3-year business lease on full repairing and insuring lease terms. The initial asking rent is £9,600 per annum exclusive.</p>	<p>The property has a permitted planning use for A1. Prospective applicants are advised to contact the local planning authority on 0208 489 5504 to make any necessary enquiries.</p>

www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm.

February 2019.

Rates

The Rates Team has informed us the current business rates payable for the property for year 2018/19 is £522.30.

Interested parties are advised to make their own enquires with the business rates department on 020 8489 1700.

Legal and Property Administration Charges

The incoming tenant is required to make a £1,200 contribution towards legal fees and £500 for property administration costs.

Services

Electricity.

To express your interest in this property, please contact Strategic Property Unit. Interested parties should provide a submission of their proposal by or before the closing date at Noon on Monday 1st April 2019.

PLEASE NOTE WE RESERVE THE RIGHT TO EXTEND THE CLOSING DATE NOR ARE WE OBLIGED TO ACCEPT THE HIGHEST OR ANY OFFER.

Telephone: 020 8489 2181 Email: commercial.lettings@haringey.gov.uk.



32-36 Station Rd
Wood Green, London N22 6UX



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Misrepresentation Act 1967

Disclaimer Notice:

Haringey Council gives notice to anyone who may read these particulars as follows:

1. These particulars are set out as general outline only and do not constitute any part of, an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Haringey Council.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The lessors do not make or give, nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are good working order.
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These particulars are prepared as a general outline for prospective tenant and do not constitute nor form part of an offer or contract. It should not be relied upon as statements or representations of fact. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them.

Notice to Applicants

Please check that planning permission is not required for your proposed use. Duplicating of uses within council parade of shops is not preferred. Planning permission maybe required if you wish to change the specific use of the shop. The applicant shall be responsible for seeking and obtaining all necessary consents.

Data Protection Acts 2018

The information provided by you is confidential; however, The London Borough of Haringey may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and/or detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

Business Rates

Please note that the Business Rates may change due to phasing or transitional relief (if any). The current uniform Business Rate (UBR) is set at 0.414 pence in the £ from April 2010. You should contact the Council's business Rates Team on 020 8489 1700 to find out the current rate.

Subject to Contract

All transactions are subject to formal contract/lease.

Offers

The rent quoted is the Council's assessment of the open market value of the premises. Please submit an offer you consider your business can support at the particular location.

Useful Contacts

1. Planning Service

Address: Planning, Regeneration & Economy
Level 6, River Park House, Wood Green, N22 8HQ
Tel 020 8489 5504

Email: planningsupport@haringey.gov.uk **Web:** www.haringey.gov.uk/planning

2. Building Control Service

Address: Level 6, River Park House, Wood Green, N22 8HQ
Tel 020 8489 5504

Email: building.control@haringey.gov.uk **Web:** www.haringey.gov.uk/building-control

3. Shared Service Centre | Revenues

Business Rates (Haringey), PO Box 55280, London, N22 9EN
Tel 020 8489 1700

Email: business.rates@haringey.gov.uk **Web:** www.haringey.gov.uk/business/business-rates

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