



Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE
Tel: 0845 205 0007 Fax: 0845 205 0008
Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

LOCK UP SHOP TO LET

AYLMER ROAD, LONDON N2 747.36 SQ FT (69.43 SQ M)

- Location:** Situated in Aylmer Parade, Aylmer Road, London N2. This parade is at the apex of where Cherry Tree Hill/Great North Way A1000 meets Aylmer Road and Archway Road (A1).
- Description:** Comprising an A1 use lock up shop situated in the centre of the parade and suitable for a variety of trades, subject to the necessary consents.
- Areas:**
- | | |
|-----------------|----------------------------|
| Main shop area | 11.89 m deep x 5.52 m wide |
| WC/kitchen area | 2.35 m x 1.62 m |
| Small rear yard | unmeasured |
- Lease:** Available on a new Full Repairing and Insuring Lease for a term to be agreed at £11,000 pa.
- Business Rates:** London Borough of Haringey – Rateable Value is £10,000. Rates Payable for 2010/2011 approximately £4,140 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.
- Reference Charge:** Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.
- Viewing:** **By Appointment only via Sole Agents
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