



262 High Road, London N22 8JX
£16,000 Per Annum





New F.R.I Lease
Rent £16,000 Per Annum

Capital Homes are delighted to offer to let this corner premises on the High Road and King's Road located opposite Wood Green Timber Yard.

The current occupier is running a hair and beauty saloon and is relocating to a larger premises. The shop is located in a small parade close to Banqueting Suite and Crescent Gardens and short walk to Wood Green Underground Station and the Mall.



The premises is coming available towards the end of September 2019 and is ideal for anyone looking to start a hair saloon, beauty treatment or alternatively an office subject to local authority and landlords permission.

The shop is approx 370 sq ft unit and is well decorated.

New lease: F.R.I to be agreed.

Deposit: Minimum 3 months rent deposit subject to references and may increase.

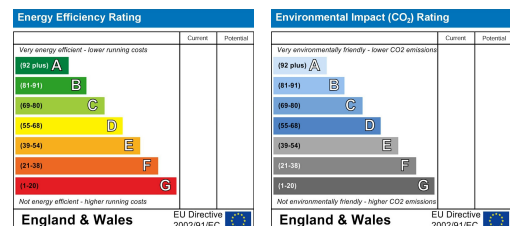
Rent quarterly in advance.

Landlords solicitors costs payable by ingoing tenant.

References are required and to be supplied by ingoing tenants solicitors including bank and credit report.

Capital Homes admin fee £500 +VAT payable by ingoing tenant and require passport and ID's, proof of address to comply with all relevant regulations.

Viewing is strictly by appointment and can be arranged via Capital Homes Commercial Department.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements