

**Location**

Arnos Grove is a London Underground station located in the London Borough of Enfield. It is on the Piccadilly line between Bounds Green and Southgate station and is in Travelcard Zone 4. The station is the most northerly station on the first section of the Piccadilly line extension from Finsbury Park to Cockfosters. The station had a footfall of 4.55 million in 2015.

Description

The subject premise is situated right of the station entrance as you walk in, capturing the majority of the station footfall. It is in good condition, is of a simple configuration and benefits from a wooden roller shutter.

Lease

The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break.

Rent

The rent payable to be in the region of **£12,000** per annum net of VAT and will be exclusive of rates and service charge.

Accommodation

Total	229 sq ft	21.28 sq m
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Rates

Rateable Value (2017): £10,000

UBR:0.479

Rates Payable: £4,790

Interested parties are advised to check with the local council with regards to business rates.

Legal Costs

Each party is to be responsible for their own legal costs

Service Charge

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

EPC

An EPC has been requested from the landlord and will be provided in due course.

Offers and Deadline

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **Friday 26th May 2017**.

For more information, please contact:

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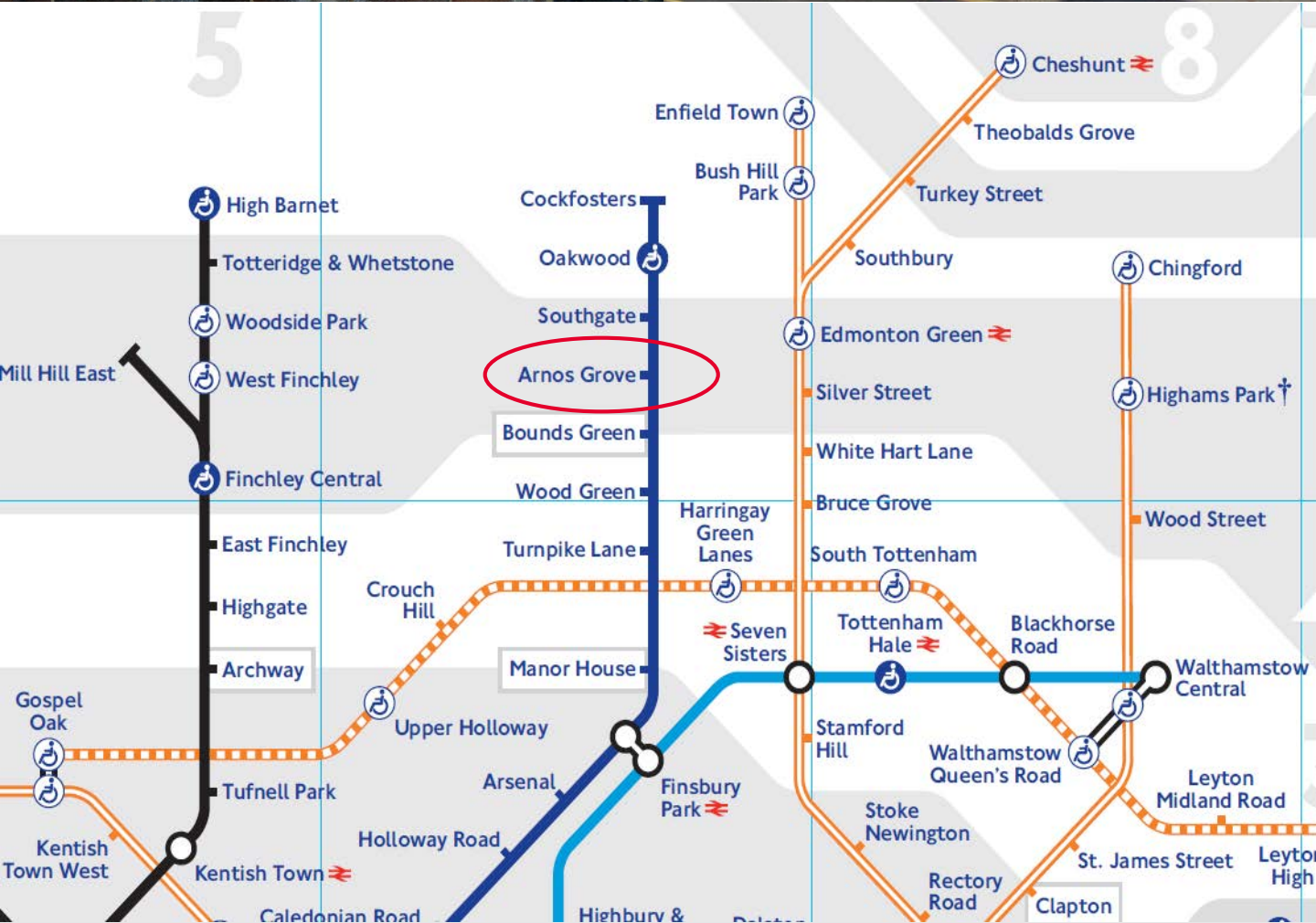
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SHOP TO LET

Kiosk in Ticket Hall, Arnos Grove Station, London, N11 1AN



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