

133-137 TURNPIKE LANE

HORNSEY, N8 0DU

FOREST
REAL ESTATE

TO LET

2,992 TO 3,578 SQ FT

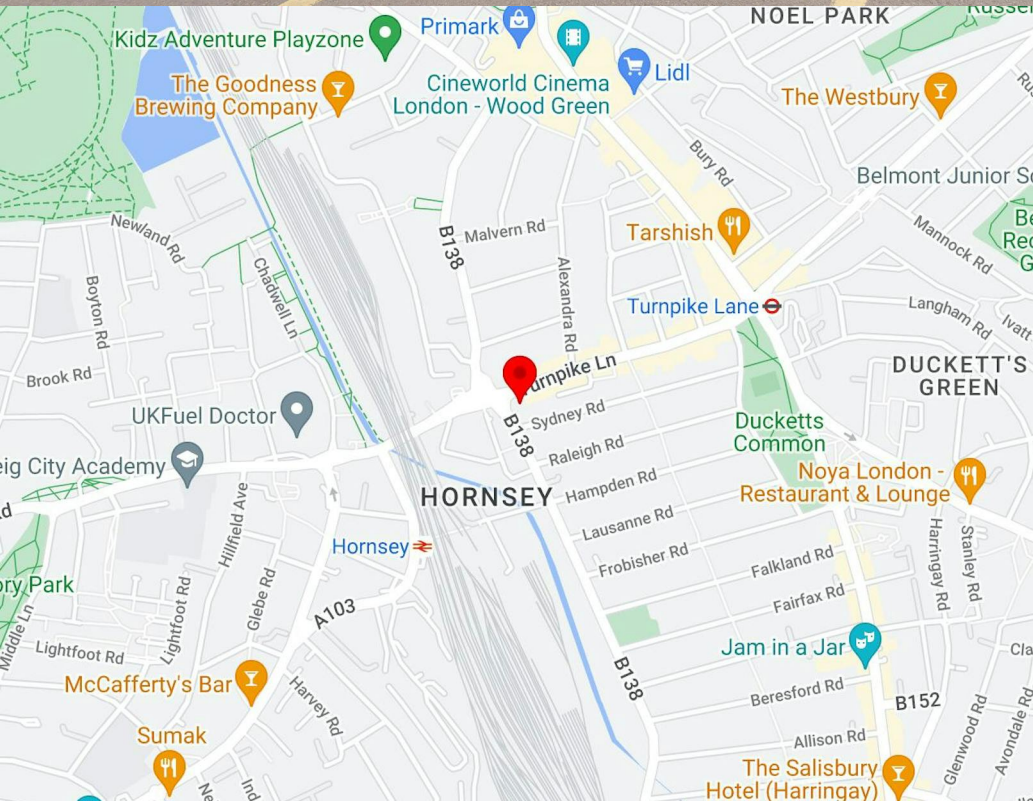
Large Retail Premises With 95 ft Corner Frontage

Key Features

- Security Shutters
- 95 ft Corner Frontage
- Busy Junction of Turnpike Lane & Wightman Road
- 3.2m Ceiling Heights
- Lateral Ground Floor Space
- Walking Distance of Turnpike Lane Station (Piccadilly Line)
- Tea Point & WCs
- Use Class E

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Description

This ground-floor retail space, primarily open plan, has long operated as a lighting showroom.

Its large glass frontage offers the potential for multiple entrances, making it suitable for various occupiers and customer needs.

The existing shops total 2,992 square feet, with an option to add an additional 586 square feet for either retail or storage purposes.

The property will suit a variety of retail and leisure occupiers.

Location

Turnpike Lane in Hornsey, North London, is a vibrant and bustling area known for its diverse community and rich cultural heritage.

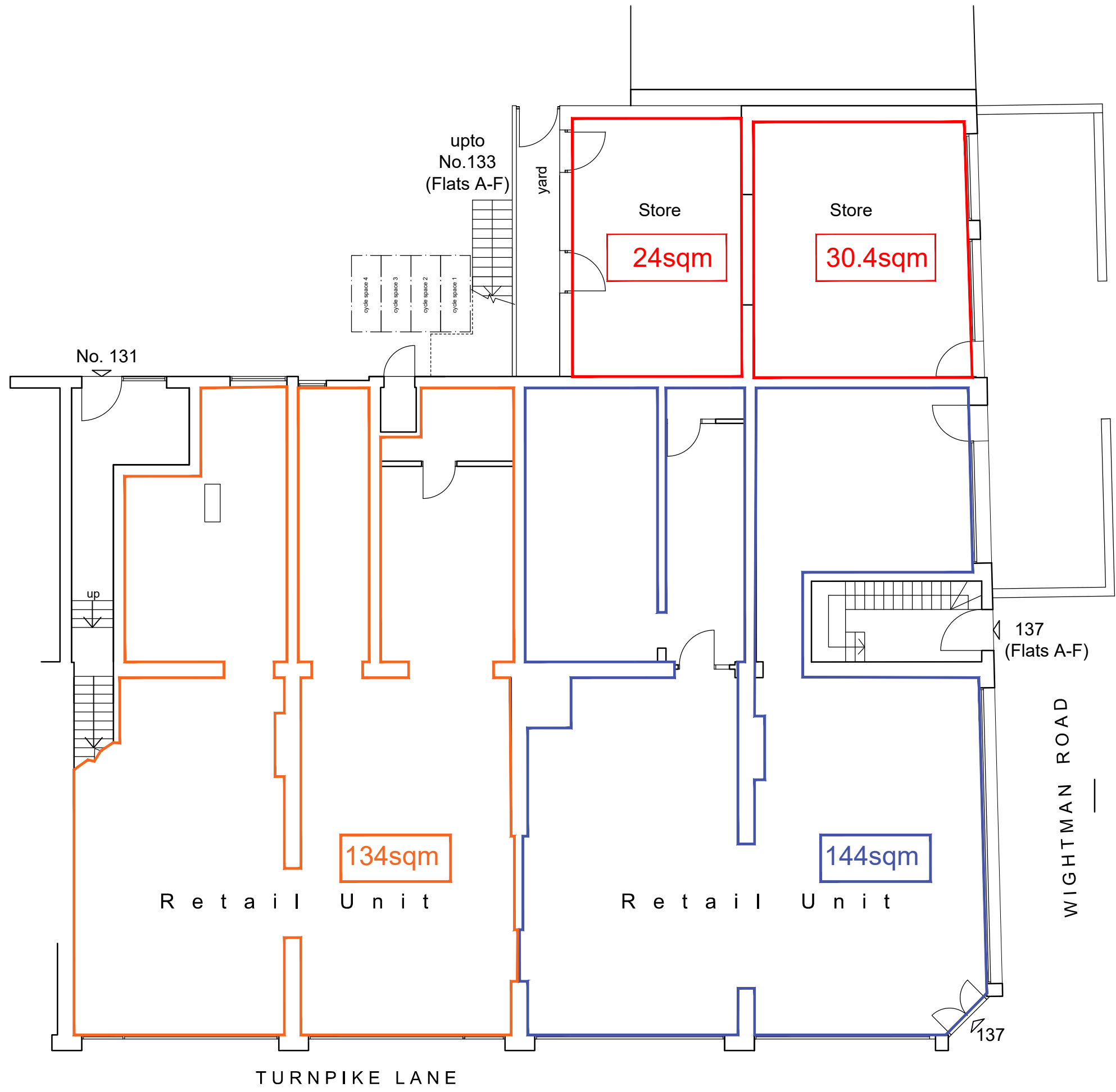
Strategically positioned with excellent transport links, Turnpike Lane serves as a vital artery connecting residents and businesses to central London and beyond. The Turnpike Lane Underground Station, part of the Piccadilly Line, offers swift and convenient access to key destinations, enhancing its appeal for both commuters and businesses alike.

The area boasts a wide array of amenities, including an eclectic mix of shops, restaurants, and cafes, reflecting the multicultural makeup of the community. From traditional British pubs to international cuisine, Turnpike Lane provides a culinary adventure for food enthusiasts. Retail outlets range from local independent stores to well-known high street brands, catering to diverse shopping needs.

Demographics

The property is located in the London Borough of Haringey. The immediate area of Turnpike Lane is within the Harringay Ward, which has a population of 14,000 residents. The surrounding wards have a combined population of approximately 56,000 residents, while the entire borough has a population of 270,000 residents.





TURNPIKE LANE

WIGHTMAN ROAD

upto
No.133
(Flats A-F)

No. 131

137
(Flats A-F)

137

Store

Store

24sqm

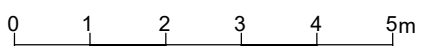
30.4sqm

134sqm

R e t a i l U n i t

144sqm

R e t a i l U n i t



Site Address: 133-137 Turnpike Lane London N8 0DU			
Retail Floor Areas	Date: 5/24	Scale A3: 1:100	Drawing no.

Availability

Lease	New Lease
Rent	£60,000 - £71,500 per annum
Rates	£29,757 per annum
Service Charge	N/A
VAT	Not applicable
EPC	On application

Contact

Cormac Sears

020 3355 1555 | 07850 399 627
cormac@forestrealestate.co.uk

Ethan Shine

020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

18a Victoria Park Square, London, E2 9PB
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

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