

CALIBRE
ACQUIRE

31 WESTBURY AVENUE
TURNPIKE LANE, N22



A STRUCTURED APPROACH TO RENTING

With access to a curated selection of rental properties, we introduce tenants to opportunities that suit different requirements, timelines, and use cases. Each property is assessed, prepared, and presented with clarity, allowing you to make informed decisions without unnecessary friction.

LEASING OPPORTUNITY
TURNPIKE LANE

29
Sho's Kitchen
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**31 WESTBURY AVENUE,
TURNPIKE LANE, N22 6BS**

RETAIL UNIT TO LET

KEY PROPERTY INFORMATION

- Internal seating for 55 covers
- External seating and smoking area for a further 10 covers (65 total)
- Separate commercial kitchen
- Dedicated storage area
- Two WCs
- CCTV throughout
- Approximately 2 years remaining on lease, offered with an open lease
- Premium: £130,000
- Annual rent: £22,000 | Business rates: £4,000 | Total occupancy cost: £26,000 per annum

ANNUAL RENT: £22,000

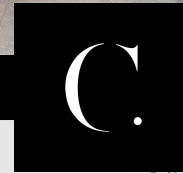
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DESCRIPTION

Café/Lounge Bar – 31 Westbury Avenue, London, N22 6BS Leasehold | Premium: £130,000 | Rent: £22,000 per annum | Rates: £4,000 per annum

A well-presented café and lounge bar available by way of assignment, situated on Westbury Avenue in the established North London neighbourhood of Wood Green, N22.

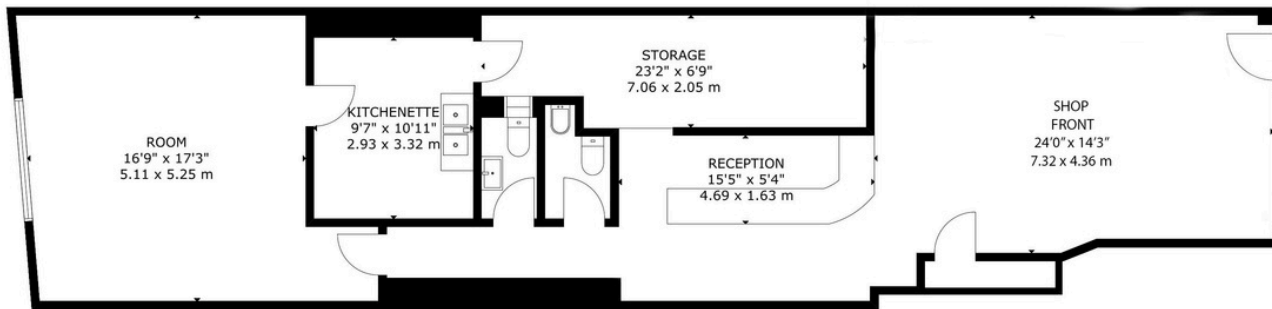
The premises are arranged over ground floor and provide a welcoming interior trading area, complemented by an external seating and smoking terrace — offering a total trading capacity of 65 covers. The unit is operationally ready and suitable for an incoming operator to trade from day one.



FLOORPLAN

C.

WESTBURY AVENUE N22
GROSS INTERNAL AREA
APPROX TOTAL: 113.sq.m - 1216.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180-day Licence to use this Plan ©1994/2020. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

IMAGES



LOCATION & TRANSPORT

Wood Green, North London — N22

31 Westbury Avenue sits on a well-established and busy retail parade in Wood Green, one of North London's most active commercial hubs. The area benefits from strong and consistent footfall throughout the week, supported by a dense residential catchment and excellent transport connectivity.

Wood Green Underground station (Piccadilly line) is a short five-minute walk from the property, providing direct access to Central London and beyond. Turnpike Lane station is also within easy reach, further strengthening the transport links serving the area. Multiple bus routes run along the High Road, making the location highly accessible for both passing trade and destination customers.

The immediate vicinity includes a wide mix of retail, food and beverage, and service operators, reflecting the strength of the local economy and consumer demand. Alexandra Park and Palace — one of North London's most popular green spaces — lies within close proximity, drawing additional visitors to the area year-round. Wood Green Shopping Centre anchors the wider retail offering nearby, attracting significant footfall and underpinning the commercial vitality of the surrounding streets. Westbury Avenue itself benefits from a loyal local customer base and a growing residential population, making it a well-suited location for a café or lounge bar operation looking to capture both daytime and evening trade.





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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.