

159 Tottenham Lane  
Crouch End,  
N8 9BT

**TO LET**  
BY WAY OF NEW  
LEASE

**£25 Per sq foot**

The property is located on Tottenham Lane adjacent to the popular "Art House" cinema and directly opposite the Co-Op and YMCA.

Hornsey railway station (Great Northern) is located within a short walking distance from the premises and Turnpike Lane underground station (Piccadilly line) is nearby.



**Paul Simon Seaton**  
Commercial & Investment

[www.psscommercial.com](http://www.psscommercial.com)

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

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## Description

Exciting new development comprising 2 x commercial retail spaces on ground floor and residential scheme upstairs.

The 2 retail units available measures as follows:

Unit 1 : 2,200 sq. ft. approx.

Unit 2 : 3,450 sq. ft. approx.

The premises will be left in shell and core and the Landlord may consider alternative uses (STP)

## Rent

£25 Per sq foot

## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Costs

Ingoing tenant to bear both sides reasonable related legal costs.

## Rates

Please refer to the Local Authority for more information on rates

## EPC

Available upon request

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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