

TO LET

GROUND FLOOR RETAIL PREMISES

14 WHITE HART LANE, TOTTENHAM, N17 8DP

NET INTERNAL AREA 532FT² (49.4 M²)



14 WHITE HART LANE

TOTTENHAM, LONDON, N17 8DP



The property is situated on the North side of White Hart Lane, close to the junction with High Road Tottenham. Situated in a busy parade serving a densely populated local community where a number of independent retailers are represented. The new White Hart Lane Stadium development is in close proximity.

Well placed for transport links with White Hart Lane Station (London Overground) situated within walking distance. Bus routes run along High Road, linking with Edmonton to the North and Seven Sisters to the South. Road links are good, with the North Circular Road situated about 1km to the North.

Description:

Comprising a ground floor shop premises with storage to the rear. The shop is arranged as mostly open plan accommodation with WC and kitchen facilities to the rear.

Accommodation:

	ft ²	m ²
Net Frontage	13.5	
Built Depth	47.6	
Total Internal Area approx.	532	49.4

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease:

A new lease is available, direct from the landlord. Term certain for one year, with a 3 month rolling break there after.

Rent:

£10,000 per annum exclusive.

Business rates:

London Borough of Haringey.

We understand that the current Rateable Value for the 'Shop & Premises' is £7,533.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC:

Will be available Shortly

Legal Costs:

Each party to bear their own legal costs in this transaction.

Viewing:

Strictly by appointment with Strettons:
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