

TO LET

NEWLY REFURBISHED RETAIL PREMISES

UNIT 4, R/o 867- 869 TOTTENHAM HIGH ROAD, LONDON N17 8EY

NET INTERNAL AREA 606FT² (56M²)



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The property is situated just off High Road Tottenham and close to a busy parade serving a densely populated local community with a good mix of independent and national retailers represented nearby, including **William Hill, B & M Home Store and Co-op**. The new White Hart Lane Stadium development is a short walk from the shop.

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:

A newly refurbished retail unit comprising open plan sales areas with partitioned kitchenette and WC.

Newly refurbished and in new condition with wooden flooring and spot lighting. Benefiting from access to the rear for deliveries and electric roller shutters.

Amenities

- Good transport links
- Electric roller shutters
- WC
- Kitchen facilities
- Modern décor

Accommodation:

	ft ²	m ²
Net Frontage	15' 4"	
Built Depth	32' 6"	
Total Internal Area approx.	606	56

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 full repairing and insuring lease is available, direct from the landlord, on terms to be agreed.

Rent:

£16,000 per annum exclusive.

Business rates:

London Borough of Haringey.

Rateable Value 2018/19: £15,000

Payable Rate 2018/19: £7,185

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

EPC:

TBC

Legal Costs:

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

Viewing:

Strictly by appointment with Strettons:

Central House

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