

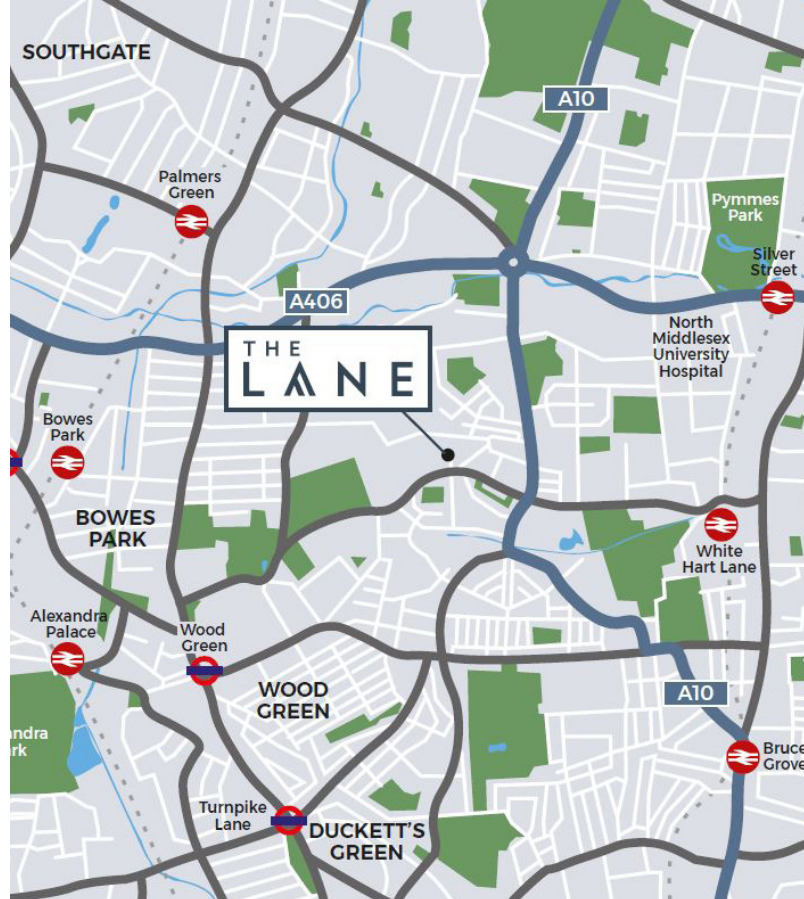


The Lane, 500 White Hart Lane, Tottenham N17 7NA

Commercial Units Available to Buy or Rent in Tottenham (3,237-8,662sqft)

SUMMARY

- The properties are situated on the **ground floor** beneath a new quality development comprising 144-apartments by Fairview New Homes
- Just 0.9 miles **to White Hart Lane station** (Overground) providing direct trains to London Liverpool Street
- Unit 1 (**Use Class B1/B8 – 5,425sqft**) with 3 parking spaces – for sale **£1,080,000** / to let **£81,375pax**
- Unit 2 (**Use Class A1/A3/D1 – 3,237sqft**) with 3 parking spaces – for sale **£645,000** / to let **£55,000pax**



DESCRIPTION

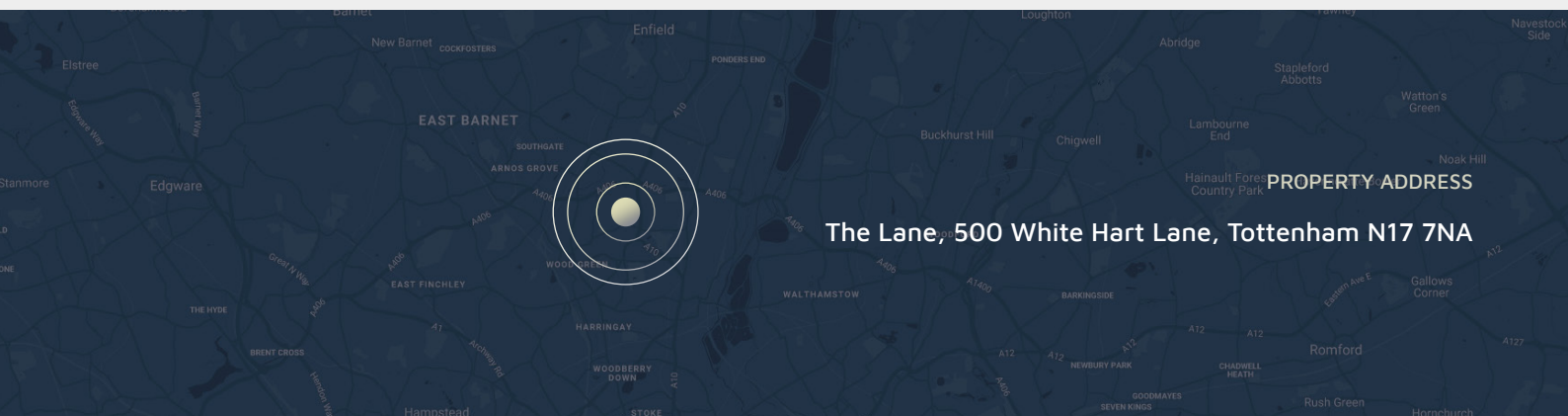
These attractive units are located over the **ground and first floors** of a new development by Fairview New Homes and are available either **for sale or to rent**.

Unit 1 measures 5,425sqft and **Unit 2 measures 3,237sqft**, providing a combined total of **8,662sqft available**. Each unit is to be sold in shell and core condition with capped services installed (electric and water). Both units **available from January 2021 on PC** and either **sold on a long leasehold basis (999-years)** or **let (new FRI lease)**.

LOCATION

The property is located along **White Hart Lane** connecting to Great Cambridge Road (A10). The Tottenham area is seeing huge investment and quickly becoming a vibrant hub for people to live and work. This regeneration includes **10,000 brand new homes, 1m sqft of employment and commercial space** and the iconic redevelopment of Tottenham Hotspur's football stadium.

White Hart Lane station is located just 0.9 miles to the east providing **London overground trains direct to London Liverpool Street**.



Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners or Strettons in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Omega, 112 Main Road, Sidcup DA14 6NE. Strettons Ltd (Reg No: 00268552). Registered address: 11 Kirkdale Road, Leytonstone, London E11 1HP.

FLOOR PLANS

Available upon request.

BUSINESS RATES & SERVICE CHARGE

The **property is yet to be rated by the VOA.**
The estimated service charge for year 1 is **£283.00pax per unit.**

TERMS

We are inviting offers to purchase or to let on Unit 1 & 2.
Breakdown of guides on each as follows;

- Unit 1 (**5,425sqft**) with 3 parking spaces – for sale **£1,080,000 (£199.00psf)** or to rent **£81,375pax (£15.00psf)**
- Unit 2 (**3,237sqft**) with 3 parking spaces – for sale **£645,000 (£199.00psf)** or to let **£55,000pax (£17.00psf)**



Chris Henshall
0207 125 0377
info@henshallandpartners.co.uk
www.henshallandpartners.co.uk

Jamie Mackenzie
0208 509 4404
jamie.mackenzie@strettons.co.uk

Oliver Rodriguez
0208 509 4450
oliver.rodriguez@strettons.co.uk

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