



CLASS E UNIT TO LET IN TOTTENHAM

**1 BRUCE GROVE, TOTTENHAM,
LONDON, N17 6RA**

Location:

The subject property occupies is located on Bruce Grove near the busy Tottenham High Road. Bruce Grove Station (Weaver Line Services) is located a short walk away. Tottenham Hale Station (Victoria Line and National Rail Services) is also located nearby.

Nearby occupiers include McDonalds, Harvey & Thompson, Specsavers, Savers and Ladbrokes. In addition to various well established independent operators.

Accommodation:

The unit is arranged over the Ground Floor, Forecourt and Lower Ground Floor and has the following approximate net internal areas:

Ground Floor:	300 sq. ft. (27.87 m²)
Forecourt:	275 sq. ft. (25.55 m²)
Lower Ground Floor:	250 sq. ft. (23.23 m²)

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.



Rent:

£25,000 per annum exclusive

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Kyle McGuire
kyle@jenkinslaw.co.uk



Location Map:

