

**Charlton House Medical
Centre**
581 High Road
Tottenham
London
N17 6SB

TO LET - By Way of New Lease.
May sell entire site with 2 x 1
bed flats above OIEO £2m

£75,000 Per annum

Located on High Road (A1010),
Tottenham close to the junction
with Bruce Grove.

Bruce Grove Station (Overground)
is within walking distance.



Tottenham



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

info@psscommercial.com

Description

Detached period building currently occupied by a medical centre comprising the ground floor and basement arranged as follows:

Ground floor: 1,623.7 Sq. Ft. / 150.85 Sq. M.

Entrance leading to reception area, 2 x waiting rooms, 6 consultation rooms and male and female w.c and disabled w.c.

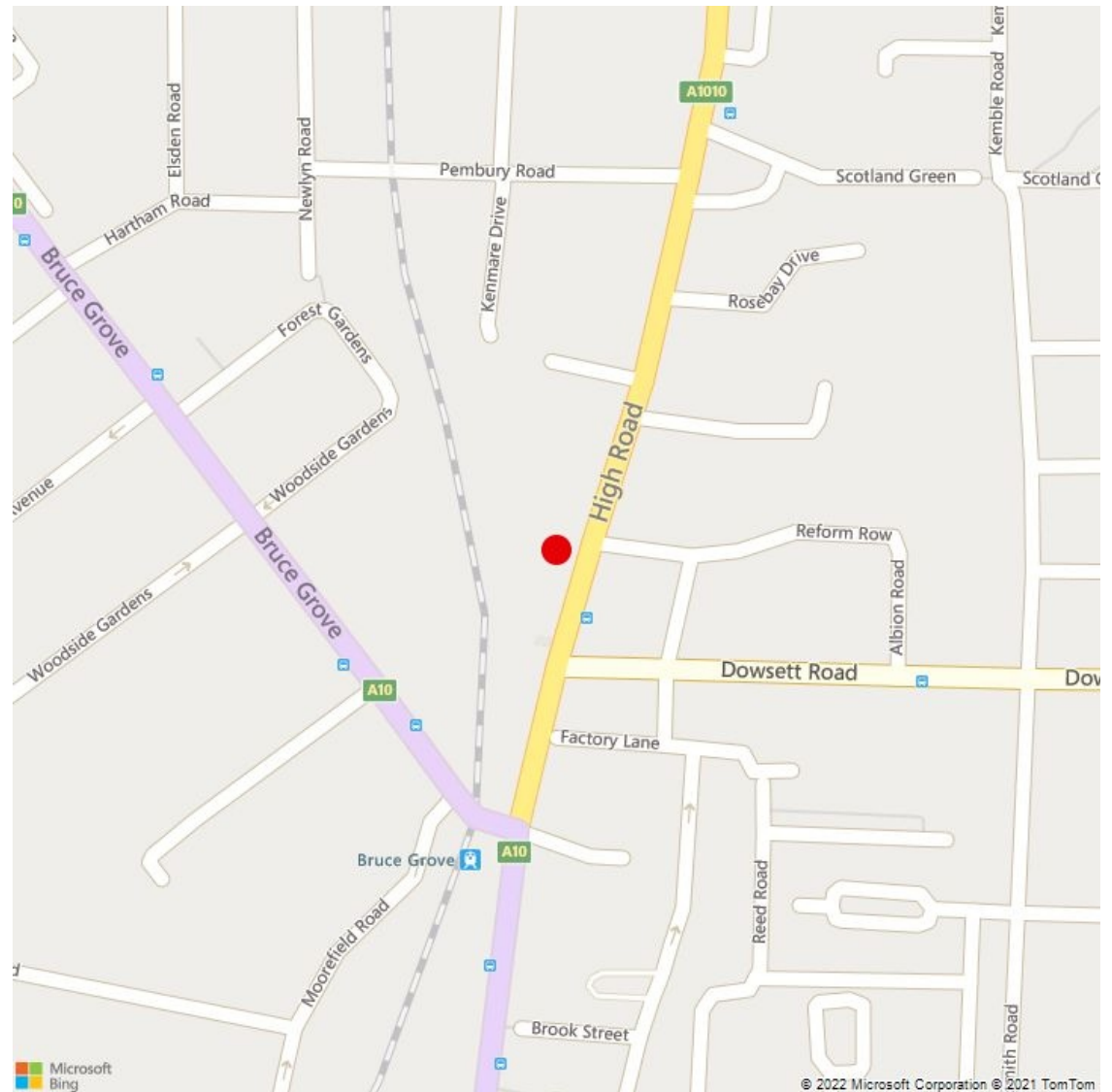
Stairs leading to:

Lower ground floor/Basement: 1,450.2 Sq. Ft. / 134.73 Sq. M.

3 further consultation rooms, 4 x storage rooms, 2 x offices, staff w.c/shower room and staff kitchen.

Large car park to the rear and outside space to front, may suit nursery

May also sell entire site with 2 x 1 bedroom flats above for OIEO £2m



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

info@psscommercial.com

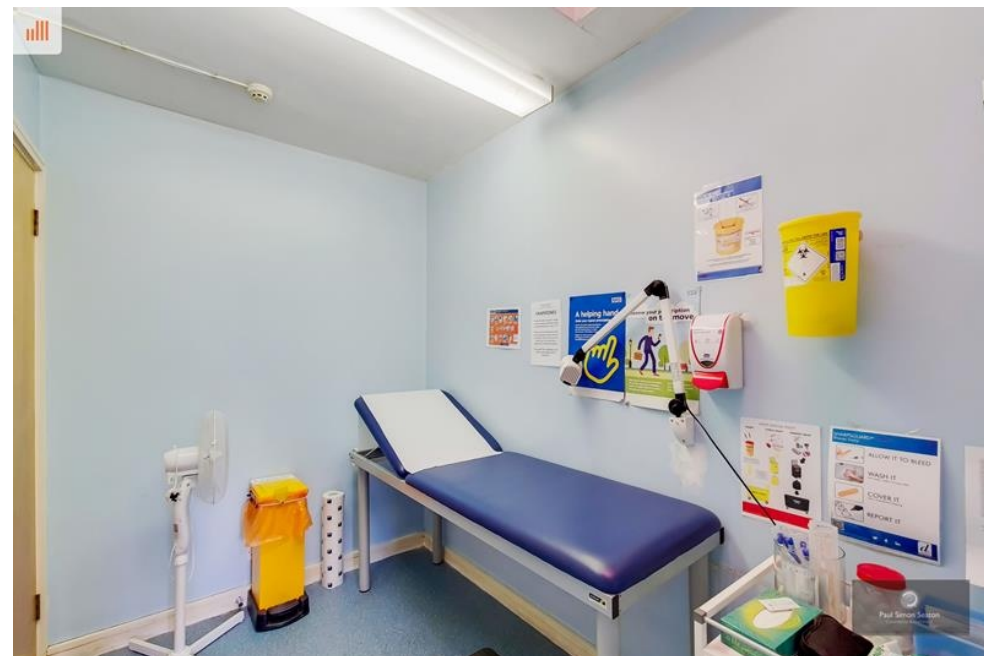


Rent

£75,000 per annum

EPC

Energy Rating D - Valid Until 2032



Tenure

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

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

info@psscommercial.com



Rates

Rateable value - £46,750.00 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

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 the owners sole agents PSS Commercial.

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.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

info@psscommercial.com