

512 High Road
Tottenham
London,
N17 9SX

TO LET

Initially by way of a 2
year License

£40,000 Per annum

Set on Tottenham High Road in a prominent position opposite the junction with Bruce Grove. Tottenham Hale Station is a short distance away. Occupiers close by include Specsavers, Superdrug, McDonald's, Paddy Power amongst others.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

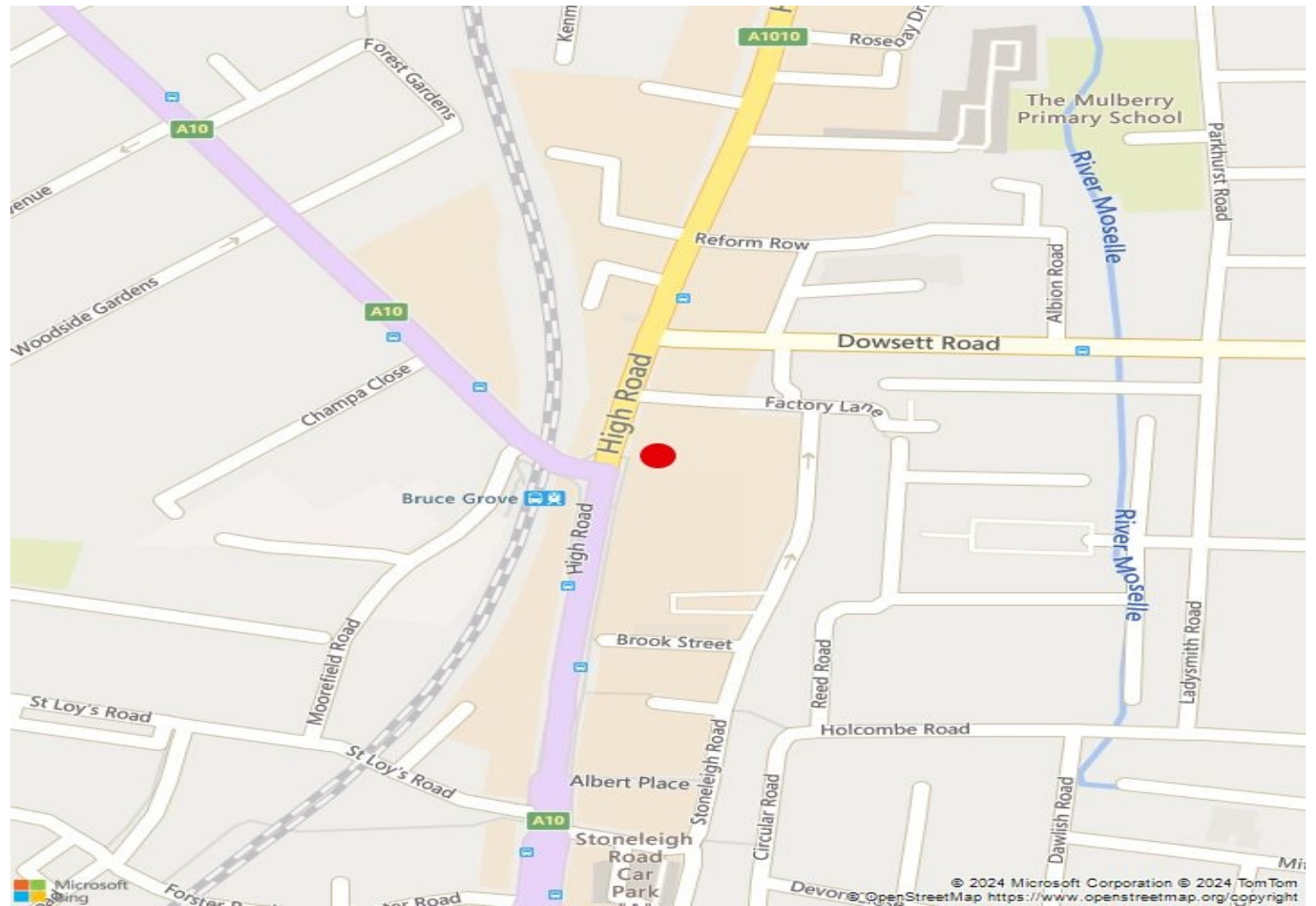
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Prime retail unit, frontage with rollershutter, providing approx. 1200 sq.ft. to ground and 660 sq.ft. basement



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Rent

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Tenure

By way of 2 year License initially. Outside the protection of the Landlord & Tenant Act

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

To be reassessed

EPC

Energy Rating E - Valid until 2032

VAT

Not elected for VAT

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.



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