



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian dadd commercial

TO LET

£40,000 PER ANNUM

- High Road location
- Opposite Bruce Grove Station (Overground)
- New lease
- Suitable for a variety of occupiers
- Totalling approx 1,191 sq ft

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

520 HIGH ROAD, TOTTENHAM, LONDON, N17 9SX



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

COMMERCIAL

Location

Located on High Road, Tottenham, where a number of independent businesses and many multiple retailers, such as Specsavers, Shoezone and Superdrug are situated. The property is located opposite Bruce Grove train station, which is on the Overground Railway network, and the area is served by local buses.

Description

Comprising a ground floor lock-up shop which is currently occupied by a building society. The premises benefit from suspended ceilings, LED lighting, air conditioning (untested) and a rear yard and would be suitable for a variety of uses. The accommodation is more particularly described as follows:

Sales area: 959 sq ft (89.1 sq m).

Kitchenette/Storage: 232 sq ft (21.6 sq m).

Total: 1,191 sq ft (110.7 sq m).

Toilet facilities also included.

All measurements quoted are approximate only.

Terms

Available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £40,000 per annum.

Business Rates

The London Borough of Haringey have informed us of the following:

2023 Rateable Value: £24,500

2023/24 UBR: 0.499 P/£

2023/24 Rates Payable: £12,225

Interested parties are advised to contact the local authority to ascertain current rate liability.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via agents, Clarke Hillyer on 0208 501 9220.

EPC

An Energy Performance Certificate has been ordered and will be available in due course.





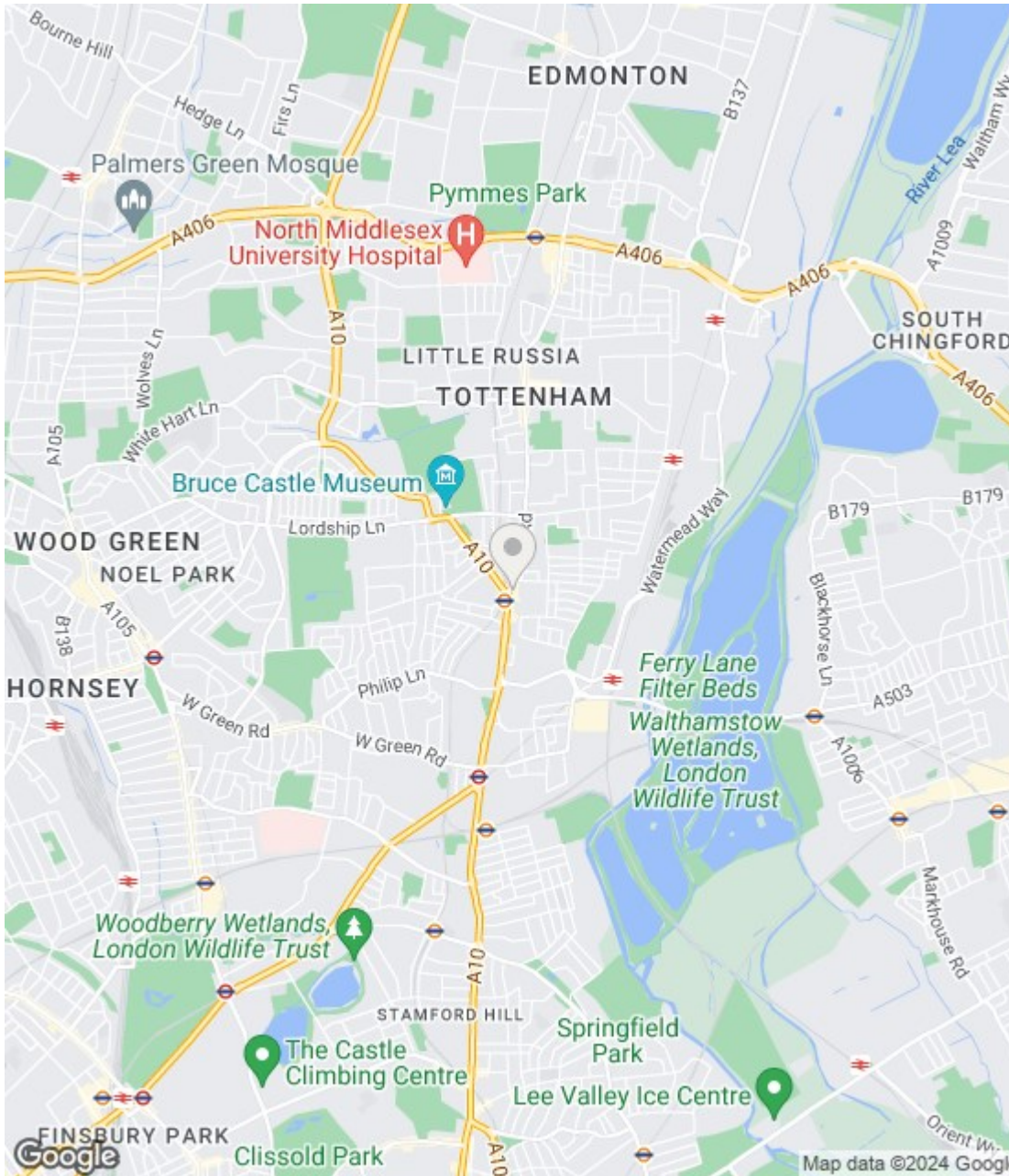
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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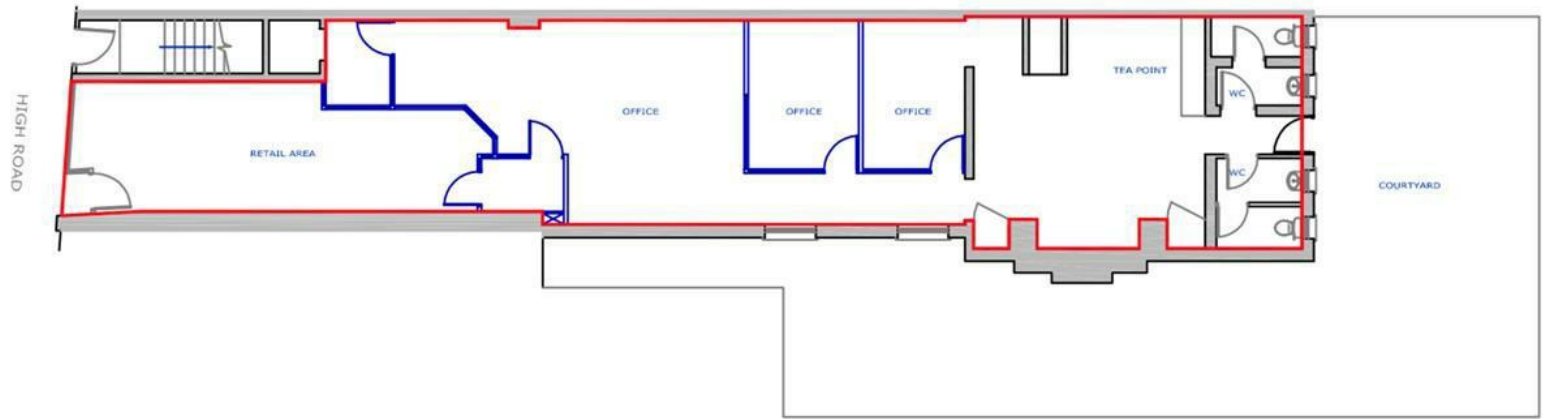
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