

London N17 - 491A High Road, Tottenham N17 6QA
Freehold Retail Investment with Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Retail Investment with Residential Development Potential



Investment Consideration:

- Purchase Price: £750,000
- Gross Initial Yield: 3.67%
- Rental Income: £27,500 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop with air rights above
- Planning approved in 2010 (now lapsed) for erection of first and second storey extension to provide 2 x two bed self-contained flats
- Located next to Bruce Grove Overground station with nearby occupiers including Nationwide, Asda, Santander, McDonalds and Halifax, amongst others



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 491A (Ground Floor)	Ground Floor: Shop 79 sq m (850 sq ft) Open plan retail, Storage, WC	Individual	16 Years from 5 February 2008	£27,500	Note 1: FRI
			Total	£27,500	

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Property Description:

The property comprises ground floor shop t/a curtain retailer and provides the following accommodation and dimensions:

Ground Floor: Shop 79 sq m (850 sq ft)
Open plan retail, Storage, WC

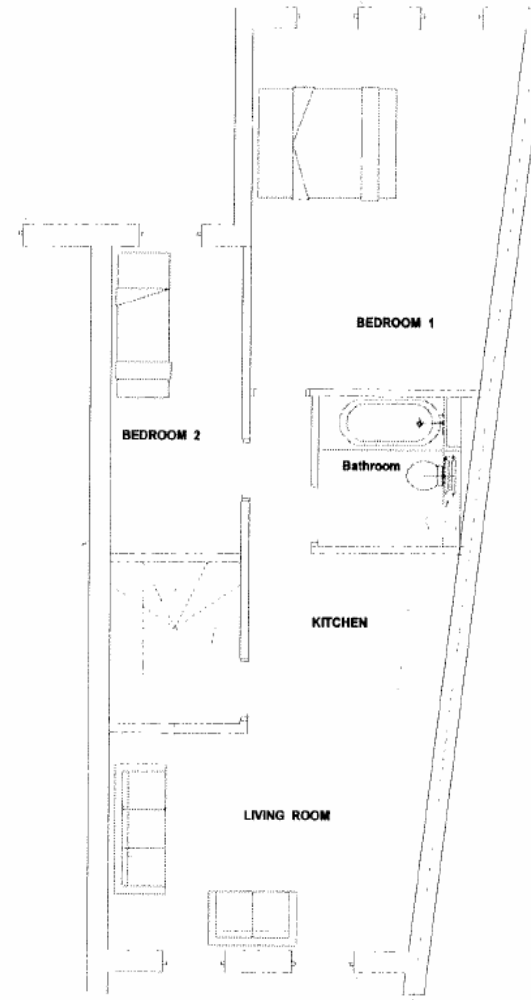
Development Potential:

Development potential to extend above subject to obtaining the necessary consents. Planning approved in 2010 (now lapsed) for erection of first and second storey extension to provide 2 x two bed self-contained flats, accessed from the main high street by its own private new entrance door way.

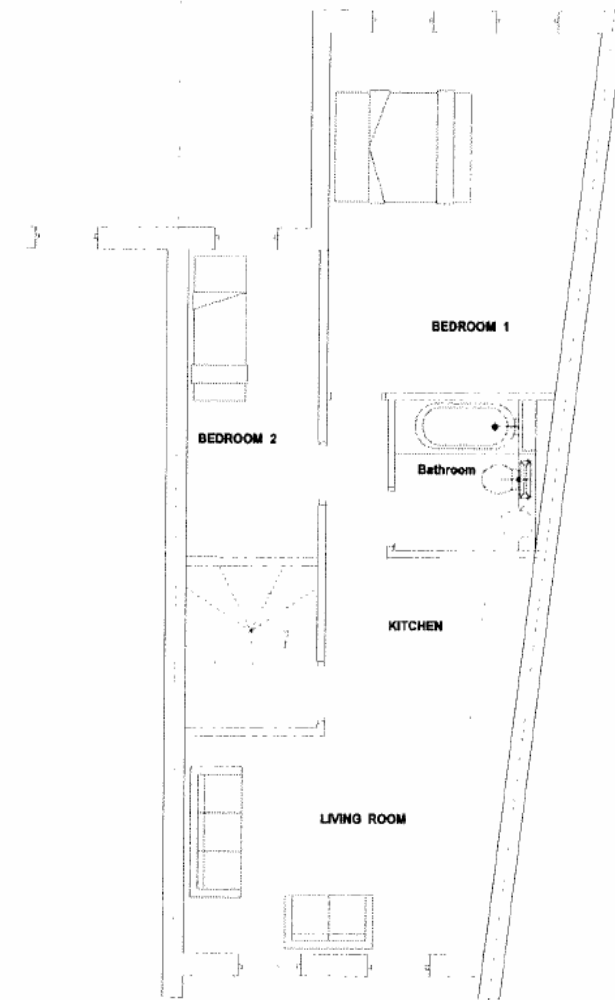
For more information please refer to planning application HGY/2010/1662 Haringey Planning Portal - www.planningservices.haringey.gov.uk

Tenancy:

The property is at present let to an Individual for a term of 16 Years from 5th February 2008 at a current rent of £27,500 per annum and the lease contains full repairing and insuring covenants.



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

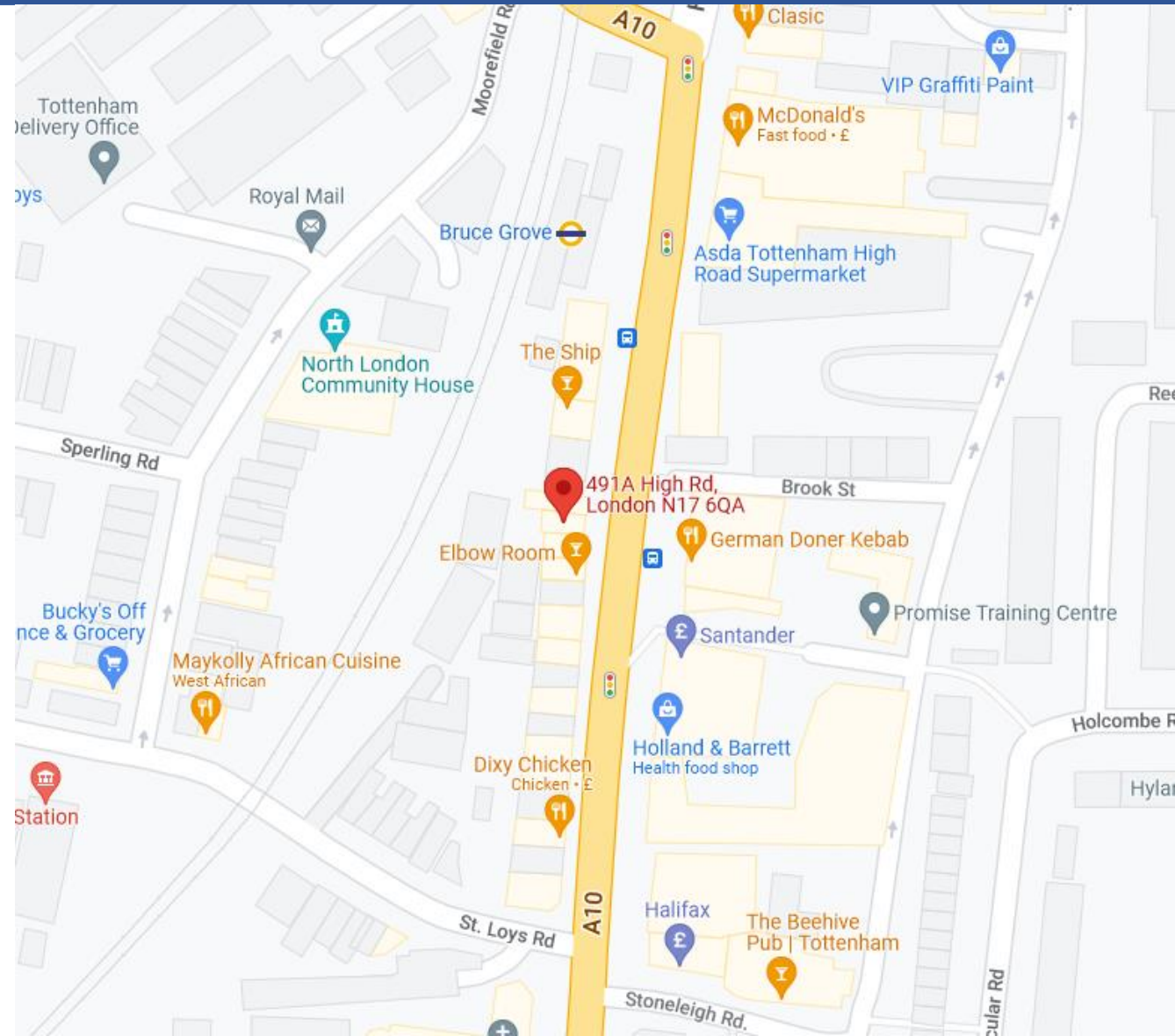
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Location:

Bruce Grove is a ward in Tottenham, enclosed by Lordship Recreation Ground, Lordship Lane, Philip Lane, and the High Road. Tottenham is a sprawling, up-and-coming area known for the huge Tottenham Hotspur Stadium, opened in 2019 and home to the soccer team of the same name. Local shops, global eateries, fast-food joints, and cafes line the busy High Road, and Bruce Castle Museum has displays on local history in a 16th-century manor house set in parkland. The property is located next to Bruce Grove Overground Station which provides direct service to Liverpool Street Station. Occupiers nearby including Nationwide, Asda, Santander, Holland & Barrett, McDonalds and Halifax, amongst others.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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PROPERTY INVESTMENT & DEVELOPMENT

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