

GROUND FLOOR SHELL UNIT (CLASS E)

TO LET

448 HIGH ROAD, TOTTENHAM,
LONDON
N17 9JW

SHELLEY SANDZER

Since 1983



LOCATION

Situated in Tottenham, North London the property is positioned approximately 100m south of Bruce Grove train station.

Surrounding occupiers include Superdrug, Iceland, ASDA and McDonalds.

ACCOMMODATION

The approximate floor areas are as follows:

GROUND FLOOR	1,350 sq.ft. / 125.4 sqm
TOTAL	1,350 sq.ft. / 125.4 sqm

LEASE

New lease available for a term to be agreed.

RENT

A new lease is available at a rent in the region £45,000 p.a

PLANNING

The premises benefits from Class E planning.

RATES

The property is in an area administered by Haringey Council. The 2017 Rateable Value has been assessed at £29,250.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Richard Thomas

Richard@shelleysandzer.co.uk

07795 815 463 / 020 7580 3366

www.shelleysandzer.co.uk

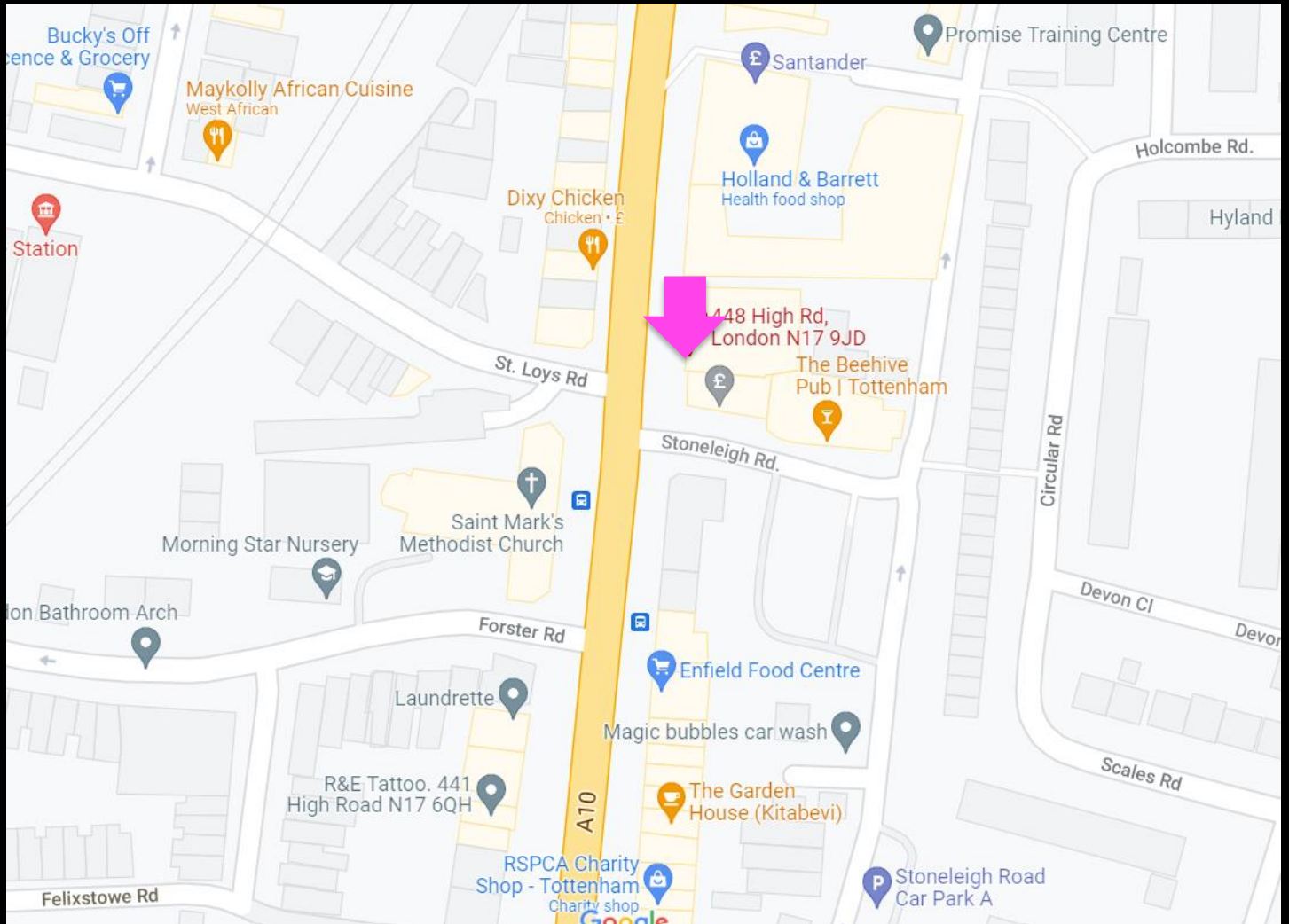
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