



RETAIL OPPORTUNITY TO LET

40 Church Road, London, N17 8AQ | Offers invited in the region of £12,000 per annum.



DESCRIPTION ...

A ground floor retail unit with large aluminum framed glass frontage and full-length security shutters. The property also has rear access, opening onto a small service road.

Internally, the property is in good condition and is divided into a larger space at the front and a smaller area with WC facilities towards the rear.

The approximate dimensions are as follows:

Floor	Sqm	Sq ft
Total (NIA)	59.66	642.18

RENT ...

Rental offers are invited in the region of £12,000 per annum (excluding VAT if applicable).

LOCATION ...

The property is located along Church Road in Tottenham. Church Road connects The High Road and Prospect Place. It is in very close proximity to the Tottenham Hotspur Stadium.

The property is located approximately 0.3 miles from White Hart Lane Overground Station and approximately 1.5 miles from Seven Sisters Underground Station. Additionally, the local area is serviced by the 149 and 249 bus routes.

USE ...

We understand that the property has Use Class E consent, prospective tenants should make their own enquiries with the local planning authority. Any works to the building and change of use must go through the appropriate planning and building regulations processes.

RETAIL OPPORTUNITY TO LET

40 Church Road, London, N17 8AQ | Offers invited in the region of £12,000 per annum.



TENURE ...

A lease a term of 10 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

EPC ...

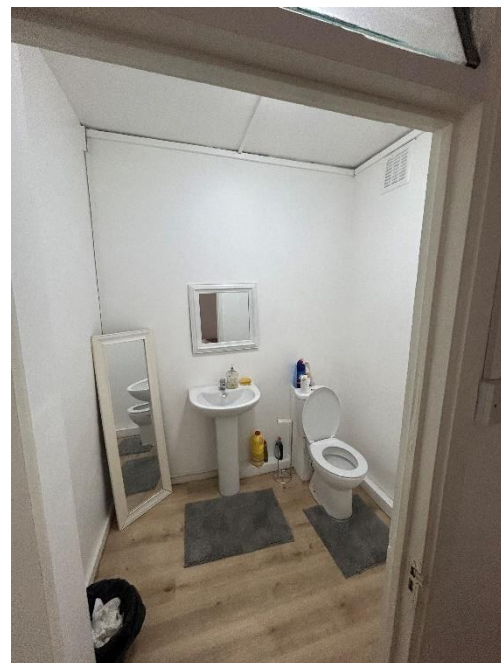
EPC details available upon request.

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

The tenant is to cover the Councils legal and administration costs.



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk