

TO LET/FOR SALE

2 REMAINING

RETAIL UNITS

51.0 to 421.60 Sq M

(550 - 4,540 Sq Ft)



Photo above showing potential finish

**278-290 HIGH ROAD
TOTTENHAM LONDON N15 4UR**

See important notice overleaf

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278-290 HIGH ROAD TOTTENHAM LONDON N15 4UR

DESCRIPTION & SITUATION

The property comprises 7 retail units on the ground floor of a new development with flats on the upper floors, situated on the corner of High Road, Tottenham, with Tottenham Green East. The campus of the College of North East London is situated opposite.

The property forms part of an established shopping parade close to a Tesco superstore and is a few minutes walk from Seven Sisters Victoria Line underground and railway station. Various bus routes pass the door.

FEATURES

**NEW UNITS FEATURING SHELL AND CORE FINISH
MAIN SERVICES PROVIDED TO INCOMING METER POSITIONS
A1/A2 USE PERMITTED**

FLOOR AREAS

All dimensions and areas are approximate only:

Unit 1 290 Sold	69.00 sq m	743 sq ft
Unit 2 288 Under offer	51.00 sq m	549 sq ft
Unit 3 286	52.00 sq m	560 sq ft
Unit 4 284 Let	52.00 sq m	560 sq ft
Unit 5 282 Let	72.00 sq m	775 sq ft
Unit 6 280 Under offer	62.00 sq m	668 sq ft
Unit 7 278	63.60 sq m	685 sq ft
Total Area	421.60 sq m	4,540 sq ft

TERMS

A new full repairing and insuring lease for a term to be agreed with upward only rent reviews at every fifth year.

From £10,000 per annum exclusive subject to contract.

Alternatively

Our client will grant a 125 year lease, a ground rent will be charged.

From £115,000 subject to contract.

VAT may be applicable.

RATES

To be assessed.

LEGAL COSTS

Both parties legal costs are to be borne by the incoming tenant/purchaser.

VIEWING

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Important Notice

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