

TO LET
MAIN ROAD SHOP
114.51 Sq M (1,232 Sq Ft)



804 HIGH ROAD
TOTTENHAM N17 0DH

See important notice overleaf

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804 HIGH ROAD TOTTENHAM N17 ODH

DESCRIPTION & SITUATION

Situated close to Tottenham Hotspur Football Stadium on High Road, Tottenham (the A1010) on this busy road and bus route.

With the planned redevelopment of the football club and surrounding area this part of the High Road will benefit with increased footfall and media coverage.

White Hart Lane railway station is under a third of a mile away from the property as is the Great Cambridge Road (A10) linking the North Circular Road (A406) in the south and the M25, junction 25 approximately three and a half miles to the north.

FLOOR AREAS

All dimensions and areas are approximate only

Display frontage	5.1 m	17 ft
Internal width approx	5.6 m	18 ft
Shop depth	12.4 m	41 ft
Sales Area	68.67 sq m	739 sq ft
Ancillary storage/office (including wc)	25.75 sq m	277 sq ft
First floor	20.09 sq m	216 sq ft
Total Area	114.51 sq m	1,232 sq ft

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£16,000 per annum exclusive SUBJECT TO CONTRACT

There is a possibility that the upper parts consisting of a three bedroom flat could be negotiated.

RATES

To be advised

LEGAL COSTS

Both parties legal costs to be borne by the ingoing tenant.

VIEWING

Contact

BOWYER BRYCE

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