

TO LET

A1 Retail unit

Approx. 1,690 sq ft (157 sq m)



**110 – 112 Bruce Grove
Tottenham
London
N17 6UR**

- Large Triple Fronted Unit
- Excellent Street Location
- Close to Bruce Grove Station and public transport
- New Lease Available
- Large Open Plan Retail Area

See important notice overleaf

020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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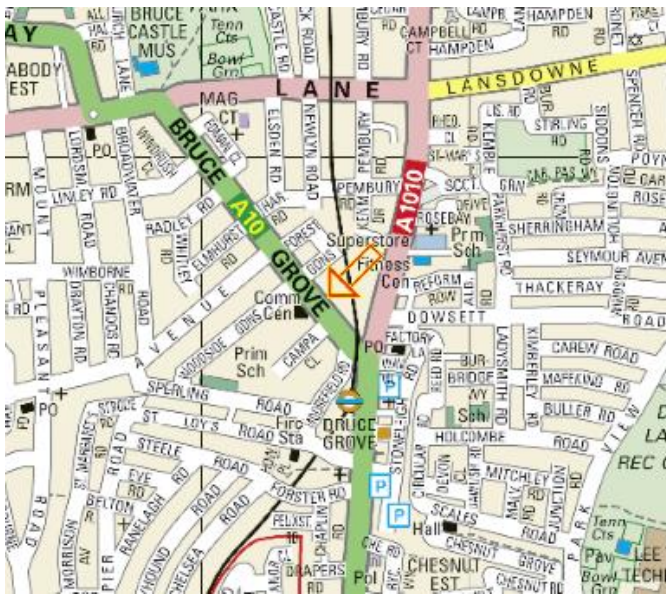
Description

Bowyer Bryce are excited to present this ground floor triple fronted A1/A2 retail unit with large open plan retail area and excellent window display in a popular location with high footfall.

The retail premises further benefits from having a small kitchen/staff room to the rear, as well as customer toilets including disabled toilets already fitted.

Location

The property is situated within a local parade of shops, on this busy main road. High Road Tottenham shopping area comprises many local and national shops and businesses.



Energy Performance Certificate (EPC)

Rating: **C73**

The full EPC and recommendation report can be viewed and downloaded from our website

www.bowyerbryce.co.uk

Floor Areas

Floor areas are gross internal and approximate only

	Sq ft	Sq m
Ground floor area	1690	157
Total	1690	157

Terms

The property is available on a new lease for a term up to 5 years with 6 months rolling break.

Price/Rent

Price on application.

All prices are subject to VAT if applicable
SUBJECT TO CONTRACT

Business Rates

Rateable value 2019/2020 £43,000

Rates payable £21,113.00

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce

Property Ref:

Contact



Ben Alcock

M:07535 823806

D: 020 8370 2539

E: ben.alcock@bowyerbryce.co.uk

North London/North M25 Office 96 Silver Street Enfield EN1 3TW

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Commercial Property Consultants

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