

INCORPORATING...

brian **dadd** commercial

TO LET

£19,500 PER ANNUM

- Ground floor lock-up shop
- Totalling approx 491 sq ft
- Suitable for a variety of uses
- Less than 0.5 miles from Tottenham Hotspur Stadium
- Less than 100 yards from Northumberland Park Train Station

CONTACT: 020 8501 9220
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263A PARK LANE, TOTTENHAM, LONDON, N17 0HU



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

The premises are located on Willoughby Lane, Tottenham, in a mixed commercial and residential area. Northumberland Park Train Station (Greater Anglia & Stansted Express) is less than 100 yards (91.4 m) from the premises and the area is also served by local buses. The Tottenham Hotspur Stadium is less than 0.5 miles (805 m) from the premises and this hosts many football matches and entertainment events throughout the year.

Description

Comprising a ground floor lock-up shop which has been used by a cleaning machine repair business for many years. The property would be suitable for a variety of businesses and is more particularly described as follows:

Sales area/office: 354 sq ft (32.9 sq m).

Ancillary: 65 sq ft (6 sq m).

Lean-to: 72 sq ft (6.7 sq m).

Total: 491 sq ft (45.6 sq m).

Toilet facilities included.

All measurements quoted are approximate only.

Terms

The premises are available by way of a new full repairing and insuring lease, on terms to be agreed, at a rent of £19,500 per annum.

Business Rates

Haringey Council have informed us of the following:

2026 Rateable Value: £13,000

2026/27 Retail, Hospitality & Leisure UBR: 0.382 P/£

2026/27 Rates Payable: £4,966

Interested parties may benefit from Small Business Relief and must contact the Local Authority to confirm current rate liability.

Legal Costs

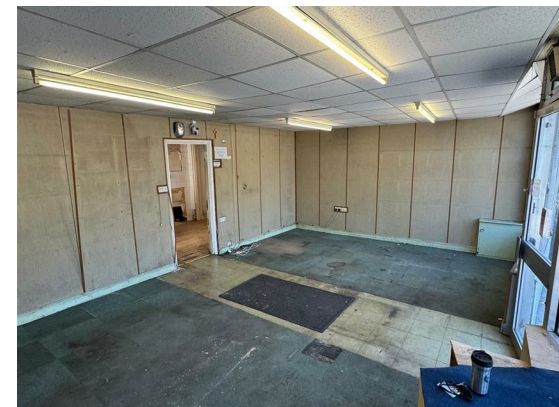
To be met by the incoming tenant.

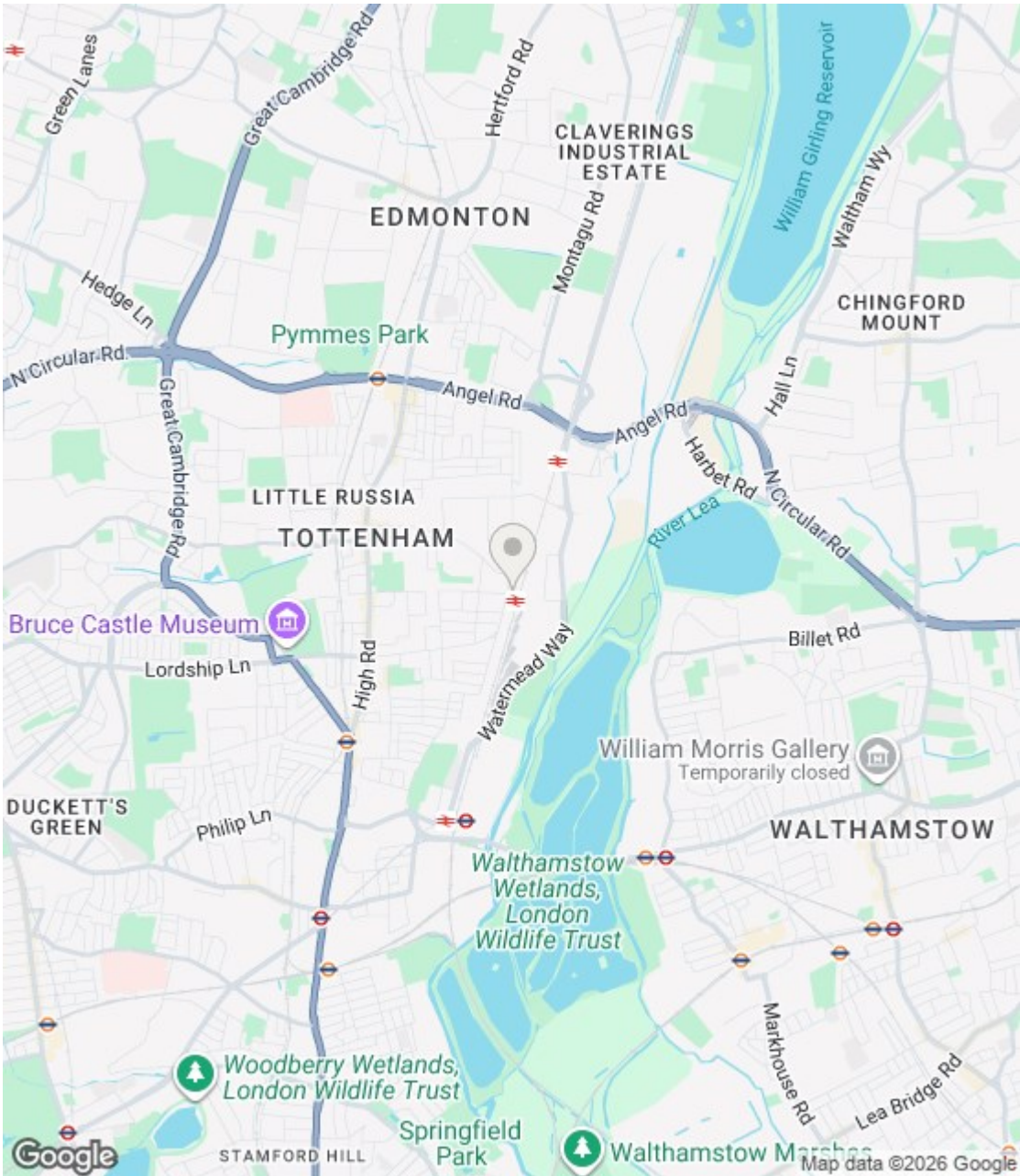
Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

An Energy Performance Certificate has been ordered and will be available in due course.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

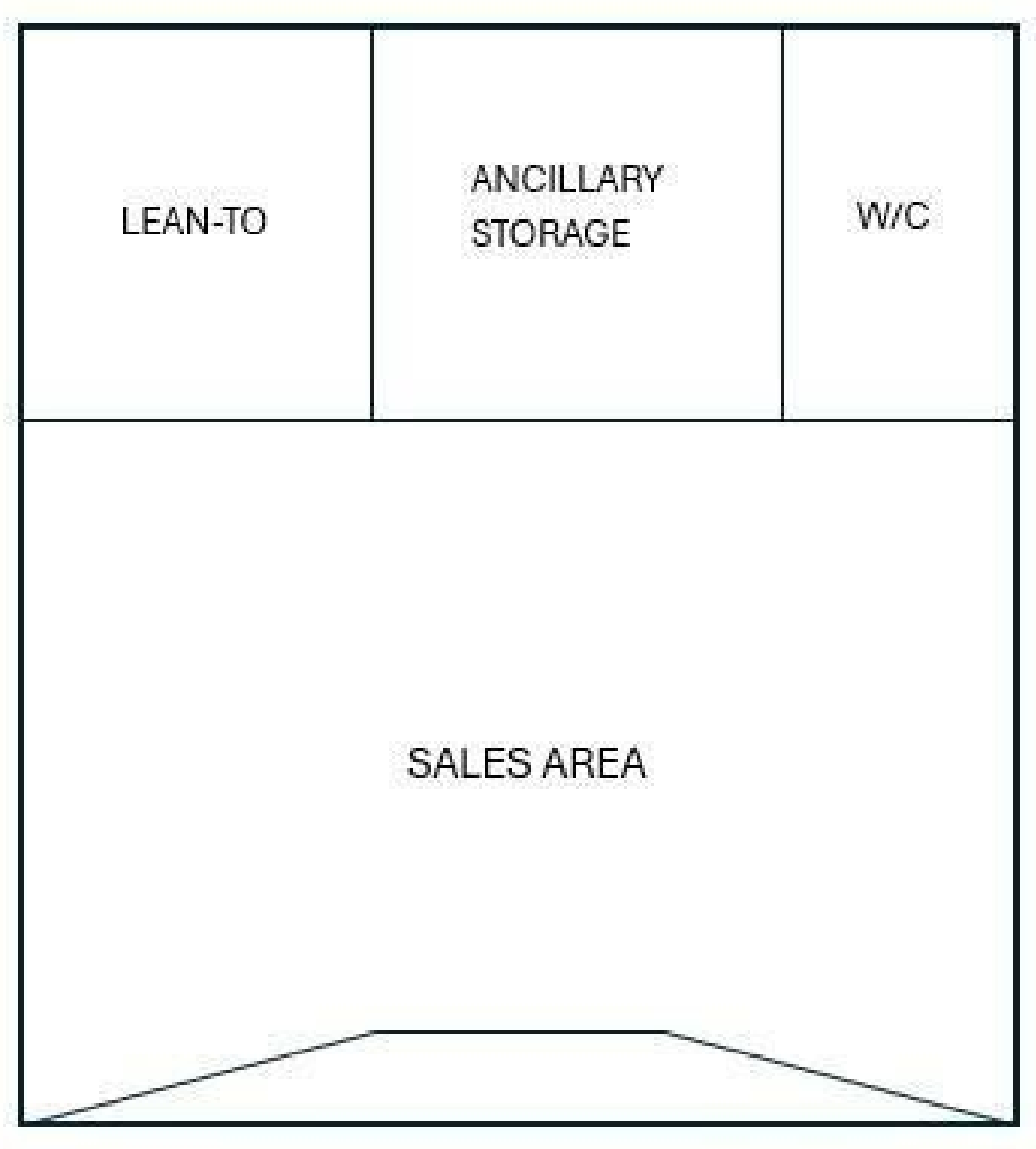


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