



Tenure

Virtual Freehold. To be held on a lease for a term of 999 years from completion at a fixed ground rent of a peppercorn.

Location

Tottenham is a densely populated suburb of North London located 6 miles north of the city centre. The area is well served by public transport, with numerous bus routes passing along Tottenham High Road, whilst Bruce Grove Station is immediately to the south. The property is situated on the east side of High Road, which is the main retail location in Tottenham. Bruce Grove Station is opposite the property and the surrounding area is predominantly residential. Occupiers close by include Iceland (adjacent), Poundland, Harvey & Thompson, U Phone, Shoe Zone, Superdrug, McDonald's, Asda and Ladbrokes. Tottenham Hotspur FC Football Ground is a short distance to the north. Haringey Council has embarked on a £1 billion regeneration plan for the area to include 10,000 new homes, sports facilities and transport upgrades.

Description

The property is arranged on ground floor only to provide a lock-up shop unit.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18' 0")
Net Frontage	5.05 m	(16' 7")
Shop Depth	6.80 m	(22' 4")
Built Depth	24.20 m	(79' 5")
Ground Floor	104.05 sq m	(1,120 sq ft)

Tenancy

The entire property is at present let to MURRAY'S FRESH FOOD LIMITED for a term of 10 years from 25th December 2012 at a current rent of £25,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 66 Band C (Copy available on website).

London N17

522 High Road

Tottenham

N17 9SX

- Well Located Virtual Freehold Shop Investment
- Let to Murrays Fresh Food trading as Dewhurst
- Well located adjacent to Iceland and close to Bruce Grove Station
- Improving area of North London
- Rent Review December 2017
- Current Rent Reserved

£25,000 pa

SIX WEEK COMPLETION AVAILABLE

