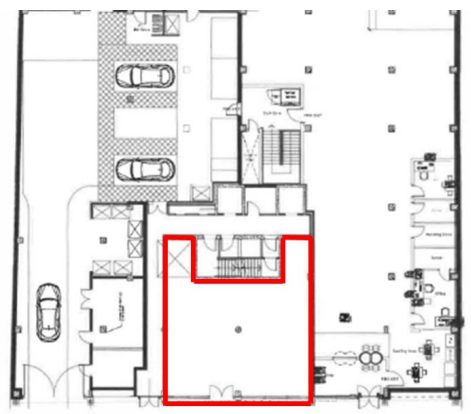
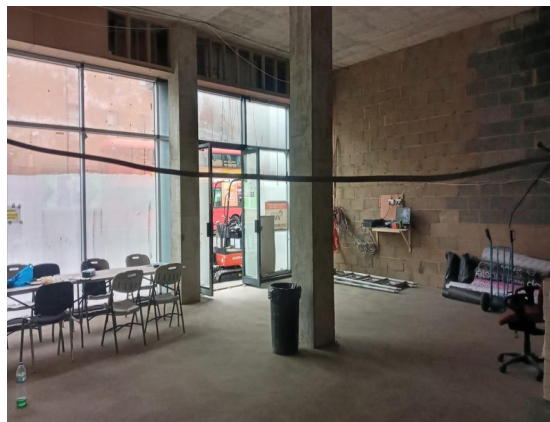


163 Tottenham Lane, London, N8 9BT

JOHN D WOOD



TO LET / FOR SALE
1,080 SQ FT
£40,000 PA / £575,000
020 7629 9050

LOCATION

Crouch End is an affluent commuter suburb 4.5 miles north of Central London. It is bounded by Highgate to the immediate West, Hornsey to the North and Islington to the South.

The unit is a mid-terrace property, and is positioned in a prime pitch on the east side of Tottenham Lane.

Nearby occupiers include: Virgin Active, Gails, Oliver Bonas, Waitrose, Greggs, Specsavers, and Tesco Express. The neighbouring unit of the development is tenanted by Puregym which has recently opened.

DESCRIPTION

The property comprises of a vacant retail premises arranged over ground floor and circa 1,080 sq ft, that forms part of a new mixed use development.

The unit benefits from a 11 sq m frontage onto Tottenham Lane, with a double glazed shop frontage and good floor to ceiling heights.

EPC

To be assessed once the unit is complete.

Highlights

- No premiums
- Good transport links
- High footfall
- E / A1 use
- 1,080 sq ft
- New lease
- Available now

TERMS

Asking rent - £40,000 pa / £575,000
Business rates - To be assessed

FURTHER INFORMATION

For further information, or to arrange an inspection of the property, please contact:

Craig Van Straten

07763 928 238

craigvanstraten@johndwood.com

Jacob Haftel

07392 198 496

jacobhaftel@johndwood.com

George Cracknell

07384 897647

georgecracknell@johndwood.com