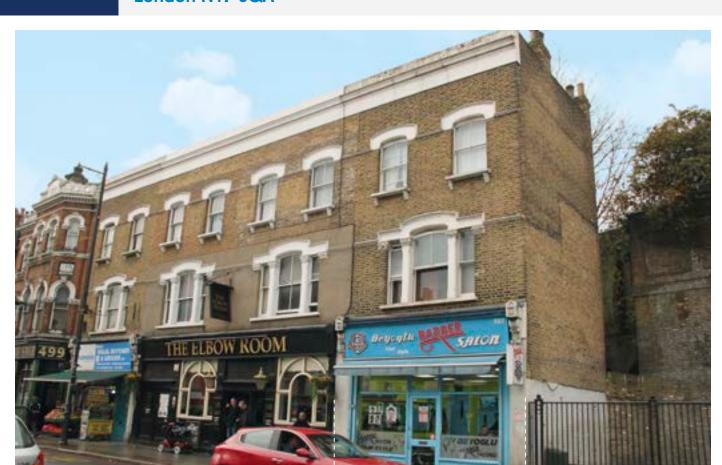
# 507 High Road, Tottenham, London N17 6QA



#### **SITUATION**

Located in this well-known main retail shopping centre opposite **Asda** and close to such multiples as **Paddy Power**, **Nationwide**, **McDonald's**, **Superdrug**, **Post Office** and a host of local traders. Seven Sisters Underground Station (Victoria Line), Tottenham Hale Station (Underground & National Rail) and Bruce Grove Overground Station are all located within  $^{3}4$  of a mile from the property.

The new Tottenham Hotspur Football Stadium is located approx. 1 mile north adding to the area's regeneration and Canary Wharf is just 7 miles to the south.

#### **PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with internal access to a **Flat** planned on first and second floors.

## **ACCOMMODATION**

### **Ground Floor Shop**

Gross Frontage 17'2"
Internal Width 16'3"
Shop Depth 20'3"
Built Depth 34'3"
WC

## First and Second Floor Flat

3 Rooms, Kitchen with Shower, WC (GIA Approx. 830 sq ft)

VAT is NOT applicable to this Lot



# **FREEHOLD**

#### **TENANCY**

The entire property is let on a full repairing and insuring lease to **Mr A. Tek as a Barbers** for a term of 20 years from 4th September 2012 at a current rent of **£23,000 per annum** exclusive.

## Rent Reviews 2022 & 2027

Note: There is potential to erect an Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.

#### Vendor's Solicitors

Kirkwoods

Tel: 020 8954 8555 Ref: Richard Bridges Email: richard@kirkwoods-solicitors.co.uk

**£23,000** per annum