

**SHOP TO LET
(APPROX 365 SQ.FT./34.04 SQ.M.)**

**189 PHILIP LANE, TOTTENHAM,
LONDON N15 4HQ**



Location

This shop is located on the south side of Philip Lane close to the junction of Summer Hill Road and opposite Handsworth Road in a local shopping area.

The majority of occupiers here are local traders to serve this densely populated residential area and these include a barbers, launderette, mini supermarkets/food stores, hairdressers, fish and chip takeaway, off licence, a public house as well as Tops Pizza and William Hill Bookmakers.

Description

The shop has the main retail area, with a rear room, kitchen, WC and yard and could be used for a variety of A1 retailers.

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|-------------------|------------|---------------|
| Ground Floor Shop | 332 Sq.Ft. | 30.89 sq.m. |
| Kitchen | 33 Sq.Ft. | 3.15 sq.m. |
| TOTAL APPROX AREA | 365 Sq.Ft. | (34.04 sq.m.) |

Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.

Tenure

A new lease will be available on terms to be agreed.

Rent

£10,400 per annum exclusive of rates, insurance and any service charge.

Rent Deposit

Our client will require a rent deposit equivalent to one quarters rent.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through Horton Property Solutions on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

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