

**511 SEVEN SISTERS ROAD, SOUTH TOTTENHAM,
LONDON N15 6EP
A1 RETAIL OR A2 OFFICE USE
APPROX 949 SQ.FT. (88 SQM)
TO LET**



Location

This shop is located on the west side of the busy Seven Sisters Road (A503) close to the junction with St Anns Road. This is a busy road with plenty of traffic and pedestrian foot fall with the area made up of a mixture of independent shops including various food stores, restaurants, takeaways, bakers butchers, dry cleaners, Ladbrokes bookmakers, pharmacy, community centre, post office, a public house (the Woodberry) as well as a Toyota Garage which all serve the needs of the local community.

Description

This shop is currently laid out as the front retail area with a large middle room behind (possibly this could open up to create a much larger retail space), followed by a further large room with a WC off and door to the rear.

The premises can be used as offices (A2 financial/professional use) or A1 retail and would suit various businesses.

Internal Width	4.726m narrowing to 3.326m	
Ground Floor main retail/office area	438 Sq.Ft.	(40.70 Sq.M)
Office 1	238 Sq.Ft.	(22.18 Sq.M)
Office 2	273 Sq.Ft.	(25.38 Sq.M)
TOTAL APPROX AREA	949 Sq.Ft.	(88.26 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 FRI lease will be available on terms to be agreed.

Rent

Reduced to £13,000 per annum exclusive of rates and any service charge.

Rent Deposit

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

Rates

The rateable value for the premises is £9,500 with the rates payable for 2010/2011 being £3,993. Haringey Council operate a Small Business Rate Relief and can be contacted on 0208 489 3551 to see if you qualify.

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.

Admirals Offices, The Historic Dockyard, Chatham, Kent ME4 4TZ

Tel: 01634 817222 Fax: 01634 849010

www.hortonproperty.co.uk