



551 High Road

Tottenham, N17 6SB

Freehold investment with development potential in the heart of Tottenham.

1,608 sq ft
(149.39 sq m)

- Attractive end of terrace period building
- Arranged across 3 floors
- Current passing rent of £25,200 per annum
- Potential for residential conversion (stp)
- Approx. 1,608 sq.ft.
- Excellent capital value at just £311 p/sq/ft

551 High Road, Tottenham, London, N17 6SB

Summary

Available Size	1,608 sq ft
Price	£500,000 Guide Price
Rates Payable	£5,750.50 per annum
EPC Rating	B (43)

Description

Located in the heart of Tottenham along the vibrant and eclectic High Road, this Freehold Investment building comprises a part-bay fronted Victorian 3-storey property of significant charm and appeal, forming an end terrace of just two properties, providing immediate character to this part of the parade. The building is presented in reasonable decorative order throughout and is currently arranged as a number of small business enterprise all of which are held under a single lease of 8 years duration, commencing on 13th September 2019 thereby leaving an unexpired term of 5.66 years remaining. In addition to the internal accommodation there is a good sized yard to the rear with vehicular access. We are of the view that, subject to vacant possession and the necessary planning consents, residential accommodation could be created to the upper floors.

Location

The High Road, Tottenham is an extremely popular and well served district of North London with extensive and genuinely heavy footfall along this mostly retail parade combined with a thriving and positive community who benefit from being well served by transport links such as Tottenham Hale and Seven Sisters, via the Victoria Line and National Rail networks respectively.

The building itself is close to a number of well-established retail destinations to include Aldi, Iceland, numerous medical businesses and a number of highly regarded independent eateries.

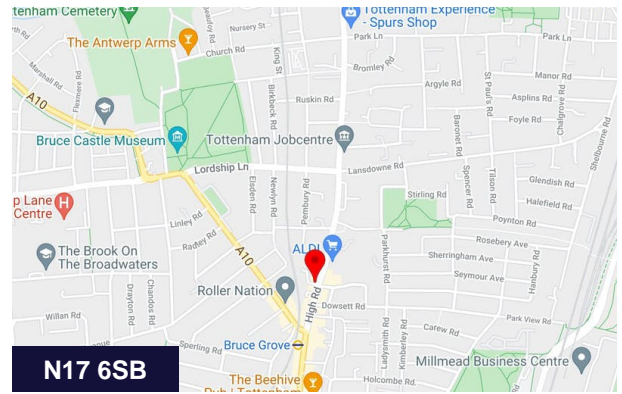
Terms

TENURE: Freehold subject to the current occupiers possession.

BUSINESS RATES: £11,750 per annum.

RATES PAYABLE: £5,750.50 Note: Small Business Rates Relief may apply.

EPC Rating: B (43)



Viewing & Further Information



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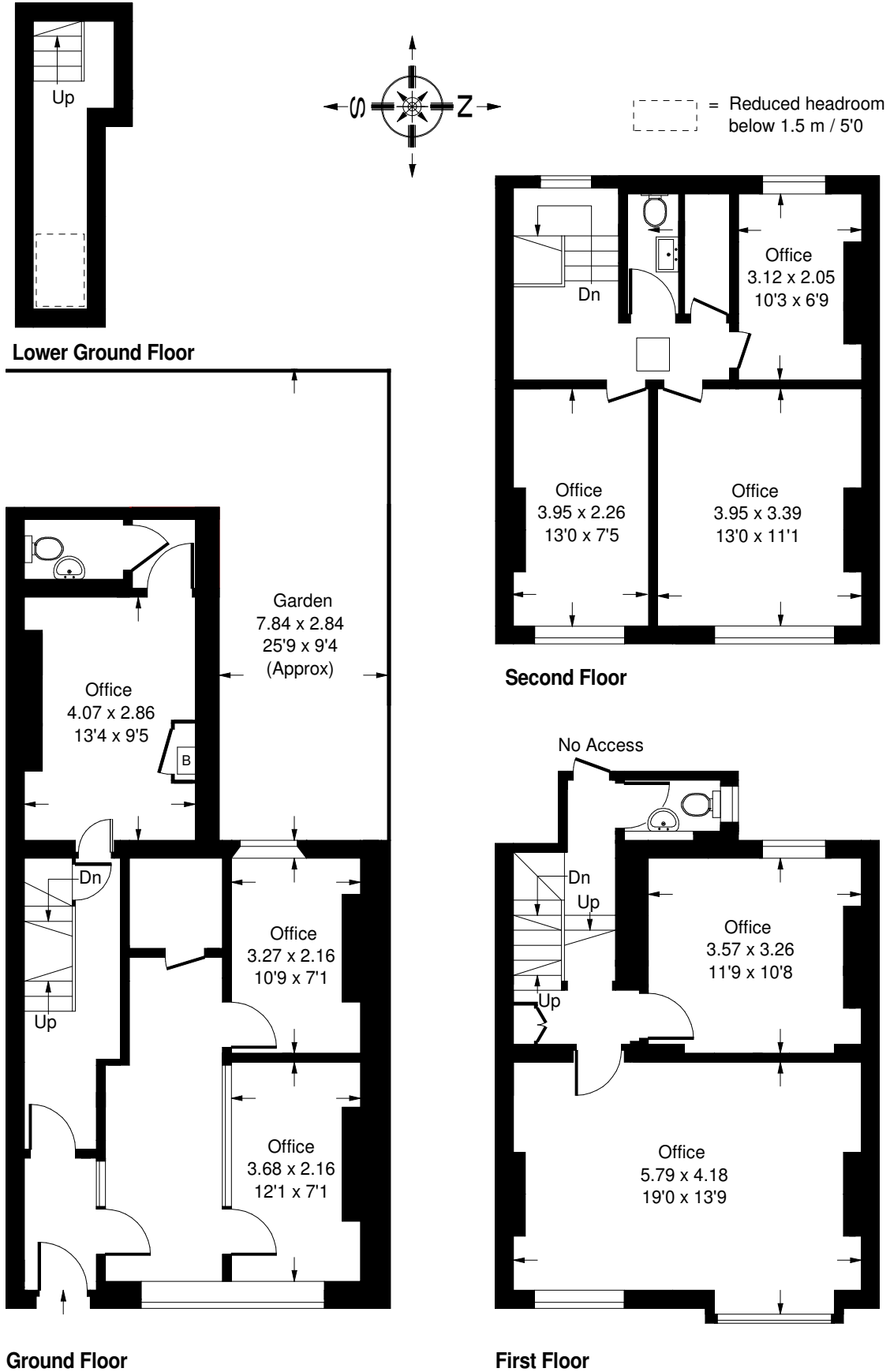
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High Road, N17

Approx. Gross Internal Area
149.4 sq m / 1608 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.