

TO LET

696 Sq Ft (64.66 Sq M)

- › Ground floor retail unit
- › Close to Tottenham Hotspur Stadium
- › Popular retail location
- › Sainsbury's superstore located directly opposite



9 Northumberland Park

London, N17 0TA

>D KirkbyDiamond

Contact: Hugo Harding or Matthew Bowen

Tel: 01727 575 445

kirkbydiamond.co.uk



LOCATION

- Situated on Northumberland Park close to its junction with High Road (A1010)
- Northumberland Park is a popular retail location
- Close to the Tottenham Hotspur Stadium
- Nearby occupiers include Sainsbury's, B&M Home Store and Barclays

/// what3words

///equal.shares.simple

Google Maps

Click here



DESCRIPTION

- The property comprises a ground floor retail unit
- Predominantly open plan sales area
- Kitchen & WC facilities to the rear
- The shop benefits from a steel roller shutter to the front

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £21,000 per annum. VAT is not payable.



ACCOMMODATION (Net Internal Area*)

Total	64.66 SQ M	696 SQ FT
-------	------------	-----------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B - 43

Business Rates: The rateable value is £8,300. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

➤ **HUGO HARDING**
07425 243 317 hugo.harding@kirkbydiamond.co.uk

➤ **MATTHEW BOWEN**
07442 820 386 matthew.bowen@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP