



Commercial Unit To Let

11 Fladbury Road, London, N15 6SB | £10,000 per annum



DESCRIPTION ...

The premises comprises a ground floor lockup retail unit within of a two-storey mixed use block. The premises is divided into a small sales area, a large open area and a toilet to the rear.

The property is in good condition with modern finishes.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	60.77	654.08

LOCATION ...

The property is located just off Fladbury Road, in Tottenham, north London. The property is located near Stamford Hill and Seven Sisters Overground Stations. The local area is serviced by two bus routes.

TENURE ...

A 10-year lease term (to be granted outside of Part II of the Landlord and Tenant Act 1954).

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USE ...

We understand that the property has Class E consent. Prospective tenants should make their own enquiries with the local planning authority.

EPC ...

EPC details available upon request.

RENT ...

Rental offers invited.

BUSINESS RATES ...

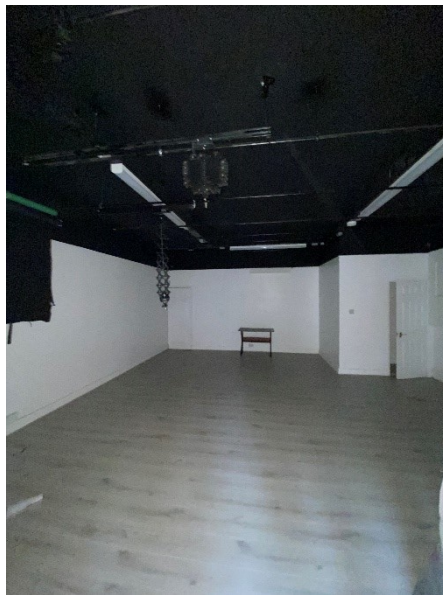
All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

The ingoing tenant to be responsible for the landlord's legal costs.

LANDLORD ADMIN FEES...

The ingoing tenant to pay a property admin fee of £500 plus VAT.



VIEWING ...

For further information or to arrange a viewing, email: JessicaL@sfpgroup.com.

Alternatively, please call the details below:

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@sfpgroup.com

Jack Bayes

T: 07880 796813

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