

FREEHOLD UNIT FOR SALE

260 Langham Road, Tottenham, N15 3NP | Offers invited.



DESCRIPTION ...

The property comprises a ground floor retail unit and a first-floor office that forms part of a two-storey mixed use block.

The ground floor benefits from a large aluminium framed glass frontage, full length security shuttering, a shop canopy and shop signage. It is separated into a main shop floor with WC facilities and a smaller space with a kitchenette to the rear of the premises.

The first floor is split into two office rooms, a storage room, a kitchenette and WC facilities.

The approximate dimensions are as follows:

Floor	Sq m (NIA)	Sq ft (NIA)	ITZA Area (Sq ft)
Ground Floor	67.95	731.46	408.57
First Floor	35.14	378.27	N/A
Total	103.09	1,109.73	408.57

LOCATION ...

The property is located on Langham Road, within the 'Turnpike Lane Triangle' site, earmarked for comprehensive redevelopment creating a mix of commercial and residential uses. The property has excellent transport links, located opposite Turnpike Lane station and in close proximity to Wood Green station. It also benefits from multiple bus routes.

SALE ...

Offers are invited. Subject to Contract and excluding VAT if applicable.

EPC ...

EPC details available upon request.

LEGAL COSTS ...

The purchaser to bear their own legal costs and contribute £2,500 to the vendors legal costs.

MISREPRESENTATION ACT 1967 ...

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

FREEHOLD UNIT FOR SALE

260 Langham Road, Tottenham, N15 3NP | Offers invited.



Clawback Provisions ...

If the property is sold onward during the 24 months post completion of the purchase, The London Borough of Haringey will be entitled to 50% of any price increase

Tenancies ...

The ground and first floor are both occupied. The ground floor is let as a hairdresser, and the first floor is let as office space.

The rate for the ground floor is estimated to be £45psf ITZA, at the date of review, equating to an ERV of c.£18,500pa, reflecting a £10,500 uplift on the passing rent.

VAT is not charged on the rent.

The terms are as follows:

Floor	Term	End date	Outstanding rent review	Passing Rent
Ground Floor	10 years	31.05.2029	01.06.2024	£8,000
First Floor	15 years	31.01.2026	01.02.2021	£7,300
Total				£15,300



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk

EXIGEN PROPERTY LIMITED

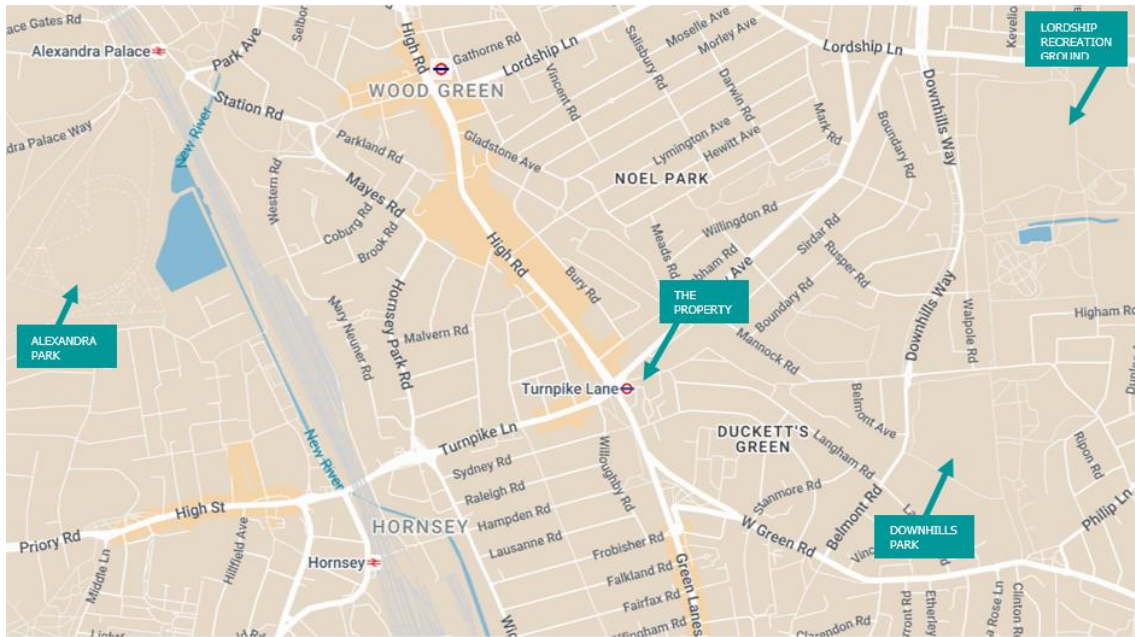
WAREHOUSE W | 3 WESTERN GATEWAY | ROYAL VICTORIA DOCKS | LONDON | E16 1BD

Registered office & trading address as above. Registered in England & Wales. Regulated by RICS.

Company No. 05834783.



Location Map



Turnpike Lane Triangle Site

