

PROPERTY IMAGES
COMING SOON

Winkworth

Commercial

397, 399 & 399A Lordship Lane

Tottenham, London, N17 6AE

**Fully tenanted mixed-use
Freehold in Haringey, N17.**

2,640 sq ft
(245.26 sq m)

- Three Freehold Mixed-Use Buildings
- Two residential apartments
- Development potential (STP)
- ERV on commercial units
£16,900 P/A
- Potential for full vacant possession

397, 399 & 399A Lordship Lane, Tottenham, London, N17 6AE

Summary

Available Size	2,640 sq ft
Price	£800,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

397, 399 & 399A comprises of three commercial units let to a tyre-shop on an unexpired term of 35 years+ producing £16,900 P/A. Of the three flats, one is sold off on a long lease although available via separate arrangement with local agents. The other two flats provide a combined income of £1,800 PCM.

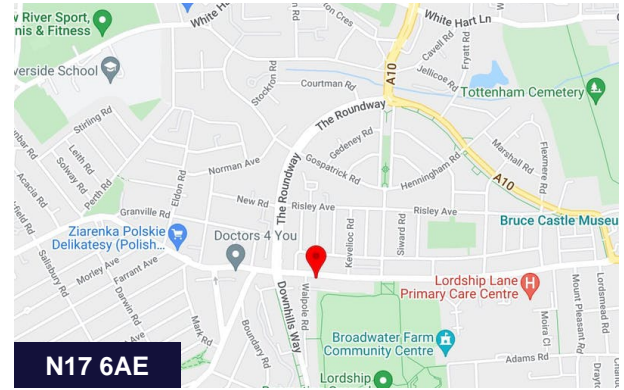
397 Lordship Lane & Uppers: Commercial unit HOLDING OVER @ £325 p/w for all three commercial units (no lease) tenant in occupation for 35 years+. The flat above the commercial unit is sold off on a long lease and is currently being marketed by local agents for £260,000.

399 Lordship Lane & Uppers: COMMERCIAL AS ABOVE. Residential flat on AST @ £900 PCM – periodic tenancy 2 months' notice.

399A Lordship Lane & Uppers: COMMERCIAL & RESIDENTIAL AS ABOVE – (Ace lettings).

Location

The properties are situated in the middle of Lordship Lane, equidistant from the centre of Wood Green & Tottenham – both easily accessible by car or public transport. In terms of transport, Wood Green allows for easy access to Central London via the Piccadilly Line where-as Tottenham provides links to the Victoria line & the Overground network.



Viewing & Further Information



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