



## 161 Tottenham Lane, Crouch End N8 9BT



### Area

786 sq ft



### Rent

£35,000 per annum  
exclusive



### Location

Crouch End



### Train

Hornsey Tube & Crouch Hill  
Overground

## LOCATION

This property is located on Tottenham Lane in the popular location of Crouch End within a short walking distance from the Clock Tower.

Along the parade are many multiple retailers such as Waitrose, Starbucks, Tesco's and Costa Coffee as well as major banks such as TSB and Halifax. Along the high street there are other smaller boutiques.

## DESCRIPTION

The property benefits from E Use Class and can be utilised as a retail office or shop. The unit consists of an open plan area with a further office/storage subdivided to the rear. The property also further benefits from a WC and fitted Kitchen Facilities. Net Internal Area of M2 73m2 (786Ft2).

## TERMS

Available by way of a brand new lease on terms to be agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

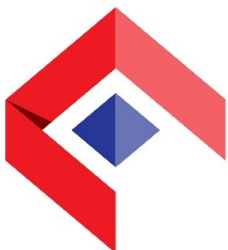
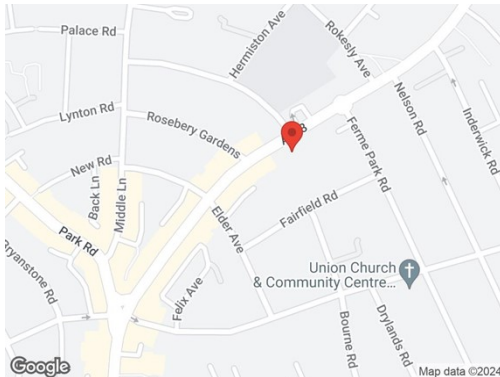
## RATES

Interested parties are encouraged to make their own enquiries with the London Borough of Haringey.

## EPC

B 33

For further information please contact:  
[hello@obre.co.uk](mailto:hello@obre.co.uk)



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