

# 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](http://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

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Google Maps

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## 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 £23,000 per annum. VAT is not payable.



## ACCOMMODATION (Net Internal Area\*)

Total	64.66 SQ M	696 SQ FT
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\*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](http://www.voa.gov.uk)

## CONTACT:



**HUGO HARDING**

07425 243 317 [hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)



**MATTHEW BOWEN**

07442 820 386 [matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

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