

To Let

Fowler Newsam Hall, London, N15 5JG



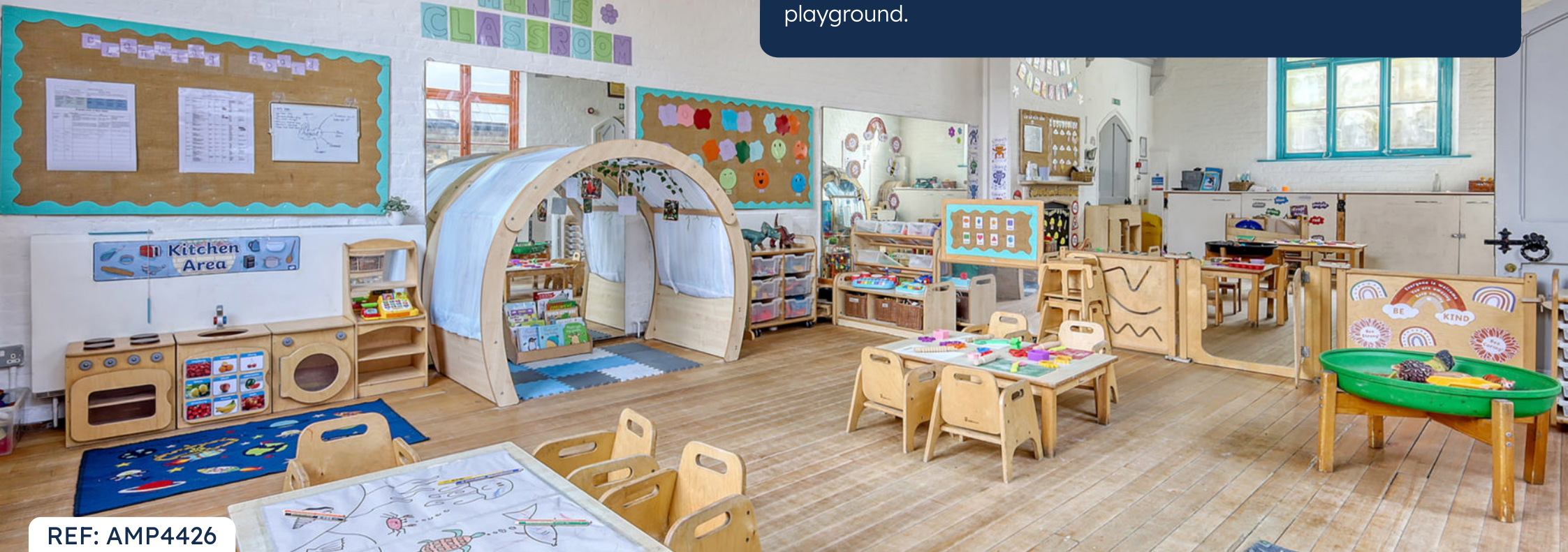
REF: AMP4426

- Fitted nursery with large self-contained garden
- The property is offered as part of a portfolio of Two Nurseries - Little Engineers
- Approximately 1,743 sq.ft. Internal area
- An assignment of an existing lease with 14 years unexpired - next rent review due on 5th September 2027
- Includes open playroom, hall, internal play area, kitchen, WCs and reception - with potential for reconfiguration

Description

The property, formerly a Church, has been converted into a Children's Nursery. The main hall provides a largely open-plan space, complemented by a secondary hall also used for childcare.

On entry, visitors are welcomed directly into the main hall, with a rear hallway leading to the manager's office, a good-sized kitchen, WCs, and storage facilities. To the rear, there is access to a self-contained garden, currently arranged as a children's playground.



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Location

The property is located on the east side of Avenue Road, opposite its junction with St Ann's Way. Local shops and amenities can be found along West Green Road (A504) and St Ann's Way, with further facilities available in South Tottenham.

Excellent transport links are nearby, with Seven Sisters Underground Station (Victoria Line) approximately 0.6 miles east, also offering Overground and Stansted Express services. The A504 provides direct access to the A10, connecting south to Dalston and north to Tottenham.

Downhills Park is within walking distance to the north, offering attractive open green space.

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About Little Engineers Nursery

A trusted and established nursery group with strong community roots and consistent occupancy

A well-established and reputable nursery operator providing high-quality early years education in Tottenham Hale and South Tottenham. LEN is known for its strong community presence, consistent occupancy, and Ofsted-endorsed standards.



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Little Engineers Nursery has built a respected reputation within the Tottenham community, known for delivering high-quality early years education in a safe and nurturing environment. Operating under the LDBS Academies Trust, the nurseries benefit from strong governance, educational integrity, and robust operational systems across both Tottenham Hale and South Tottenham sites. Each setting is fully equipped, compliant, and efficiently managed, with established procedures for admissions, finance, and safeguarding – ensuring a seamless transition for any incoming operator or investor.

LEN continues to enjoy consistent enrolment and strong local demand, supported by growing residential communities and excellent transport connections. The nurseries' success is driven by a dedicated and experienced staff team, whose professionalism and continuity foster deep trust among families and contribute to consistently high satisfaction levels.





Accommodation:

Ground Floor – 1,743 sq.ft. Internal area

VAT:

To Be Confirmed.

EPC:

Available Upon Request.

Terms:

Offers in excess of £28,000 per annum exclusive.

Premium:

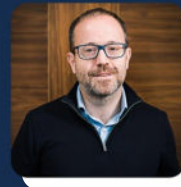
Subject to negotiation.

Viewings:

Access to the Nursery is strictly by prior appointment with sole agents, Alex Martin. No parties should enter the Site without an appointment.

The South Tottenham Nursery is offered with the Little Engineer's Nursery in Tottenham Hale. Preference is for a portfolio sale, though individual interest will be considered.

Further details, including financials, staffing, and bid requirements, are available on request.

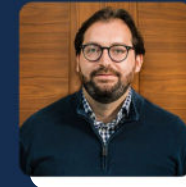


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