

# TOTTENHAM- 524/528 High Road

N17 9SX

7,000 sq ft Retail Unit – To Let



## LOCATION

Former branch of Iceland situated on busy Tottenham High Road close to the junction with Bruce Grove - adjoining **Poundland** with other nearby occupiers including **Savers, McDonalds, Asda, Specsavers, Costa.**

## ACCOMMODATION

Wide-fronted unit with corner prominence, arranged on Ground & 1st floor with following approx floor areas:

Ground Floor GIA	648 sq m	6,980 sq ft
First Floor	401 sq m	4,320 sq ft

Rear loading. Goods lift.

Floor plan- see overleaf

## LEASE

A new lease is available for a term to be agreed subject to 5 yearly upward only rent reviews.

## RENT

£150,000 pa exclusive.

## RATES

VOA website lists Rateable Value from April 2026 as £150,000

Interested parties must make own enquiries with local authority to verify rates information and any discount.

## TIMING

Possession available from 25<sup>th</sup> June 2026.

## EPC

Rating B – valid to March 2035.

## VAT

All rents and prices are exclusive of any VAT that may be payable.

## CONTACT

All inspections strictly by appointment only.

For further information, plans and inspections please contact:

Mark Tindale

Tel: 020-7462-5763

Email: [mark.tindale@johnsonfellows.co.uk](mailto:mark.tindale@johnsonfellows.co.uk)



020 7462 5767

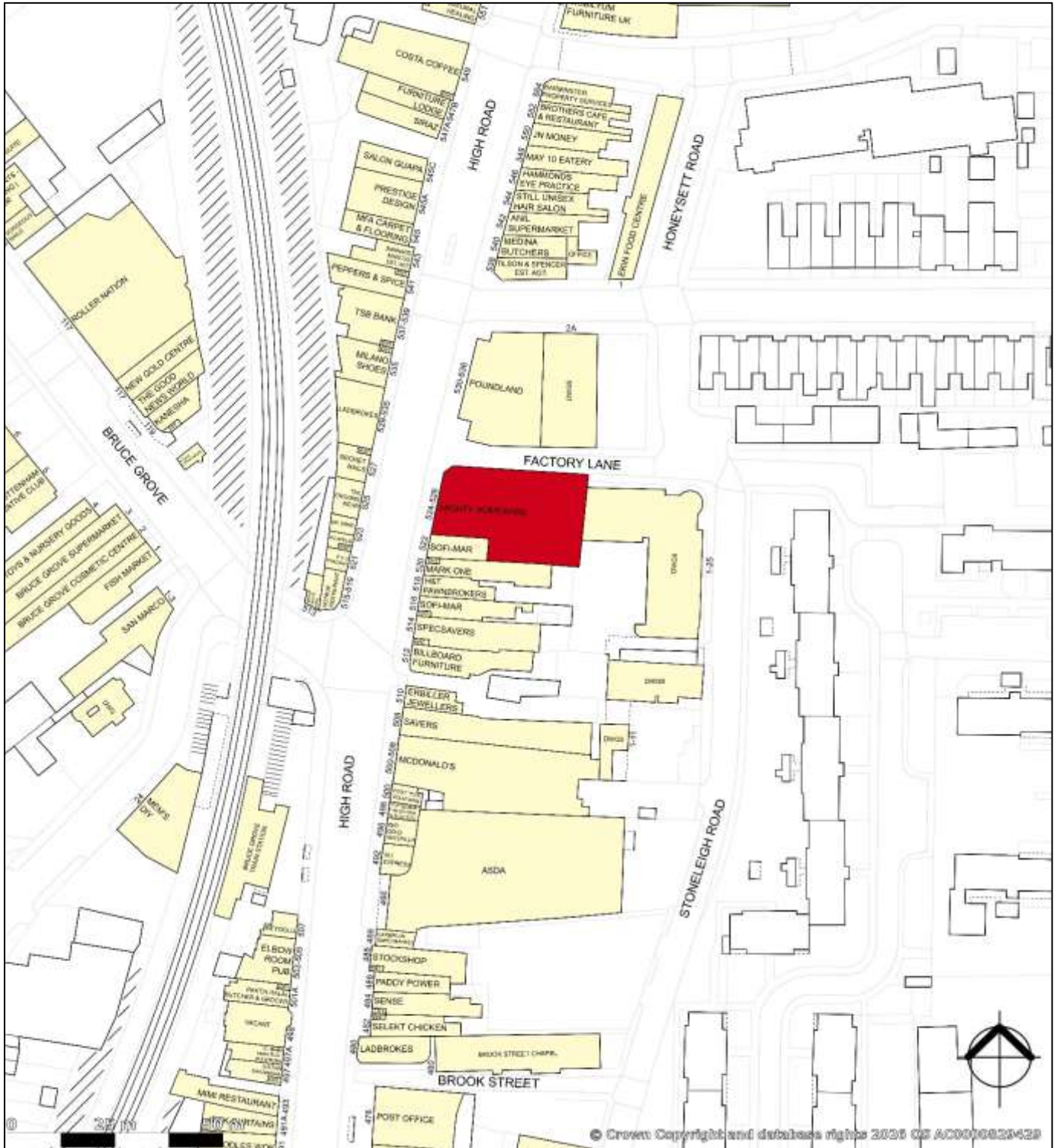
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First Level



Ground Level

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