

Unit 1

St. Ann's Development, Haringey, N15 3TH

To Let



Retail/Leisure Opportunity within North London

Part of a significant mixed-use development



Unit 1, St. Anns Development, Haringey, N15 3TH



Quoting Rent
£27,500 pax



Size
1,065 sq ft GIA (approx.)



Prominent location
Haringey



Planning
Class E, F1 & F2



Population
264,130

Location

Haringey is a diverse and vibrant North London Borough with a strong appeal to many young professional and families, thanks to its blend of good transport links and ample green spaces.

The premises forms part of a new development, just off St. Anns Road, a main route linking Tottenham with the Green Lanes area. Good public transport links are nearby, including bus routes, Seven Sisters underground station and Harringay Green Lanes overground station.

Masterplan

The property forms part of a major regeneration being marketed as North Gate Park, comprising c. 1,000 new homes, with the first residents having taken occupation in late 2025. The scheme includes 168 homes with 3+ beds, and 827 homes with 2+ beds.

At the heart of the masterplan is a new 3-acre park, adjacent to Mayfield House (proposed nursery), with mature trees and a playground. Other commercial uses to expected be delivered include a convenience store, workspace buildings, café, health & fitness, and other complimentary uses.

Property

Unit 1 will comprise a ground floor retail/leisure unit as part of the wider mixed-use property, adjacent the new south-west pedestrian link connecting the masterplan with Haringey Green lanes.

The building includes internal accommodation over ground floor with the following approximate gross internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground	1,065	98.9

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Lease

The subject space is available on a pre-let leasehold basis on terms to be agreed.

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Service Charge

There will be a service charge, estimated at £0.50 per square foot.

Fit Out

The landlord will handover in shell and core condition.

Timing

It is anticipated the unit will be handed over Summer 2027.

Planning

The premises falls within Class E, F1 & F2 of the Town & Country Planning (Use Classes) Order 2020 as approved of part of the wider planning application HYG/2022/1833.

Interested parties should carry out their own due diligence in this regard.

Business Rates

The unit is currently under development so is yet to be assessed, this will be evaluated upon completion.

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

An EPC certificate is to be commissioned post completion of the works.

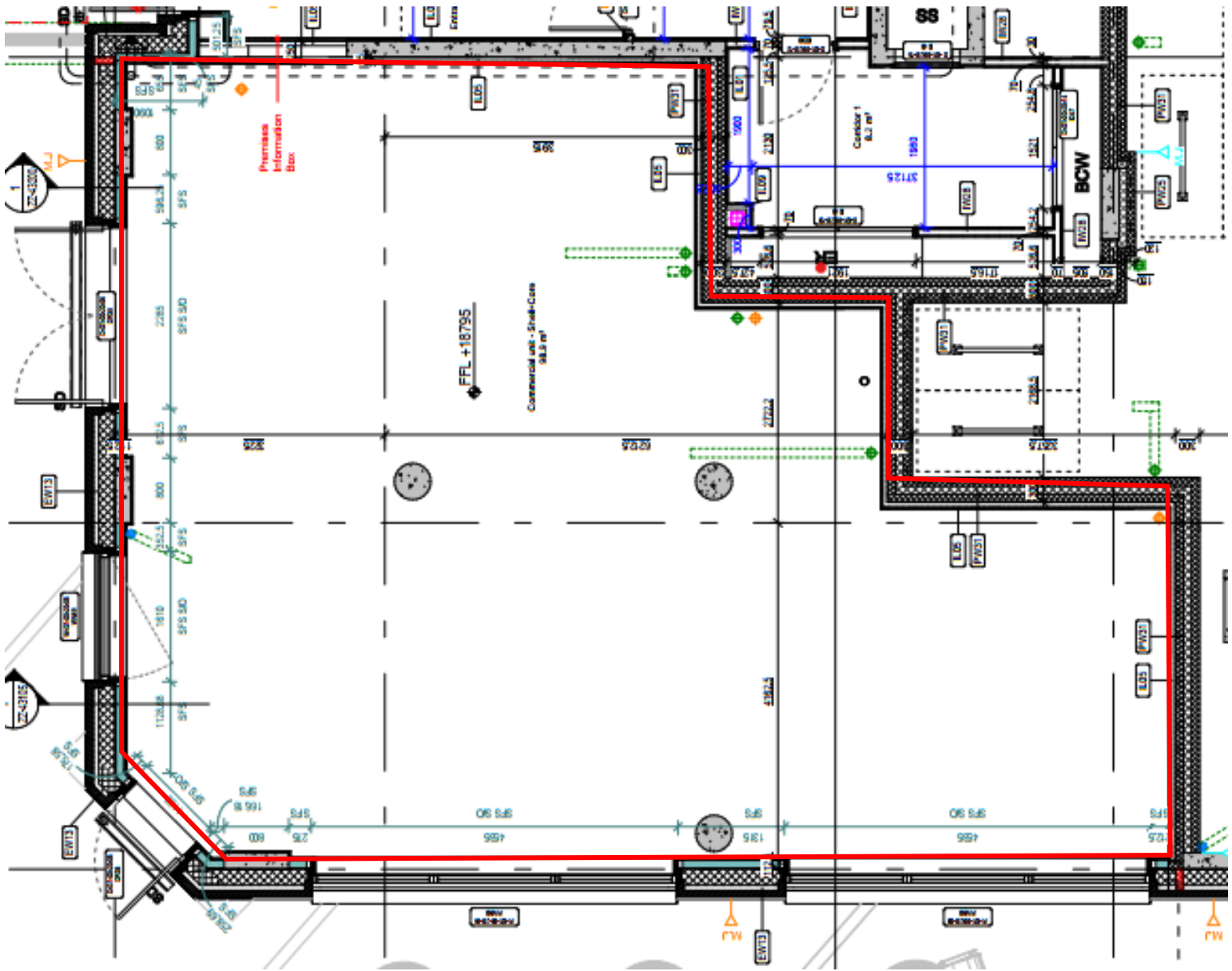
Legal Costs

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

VAT

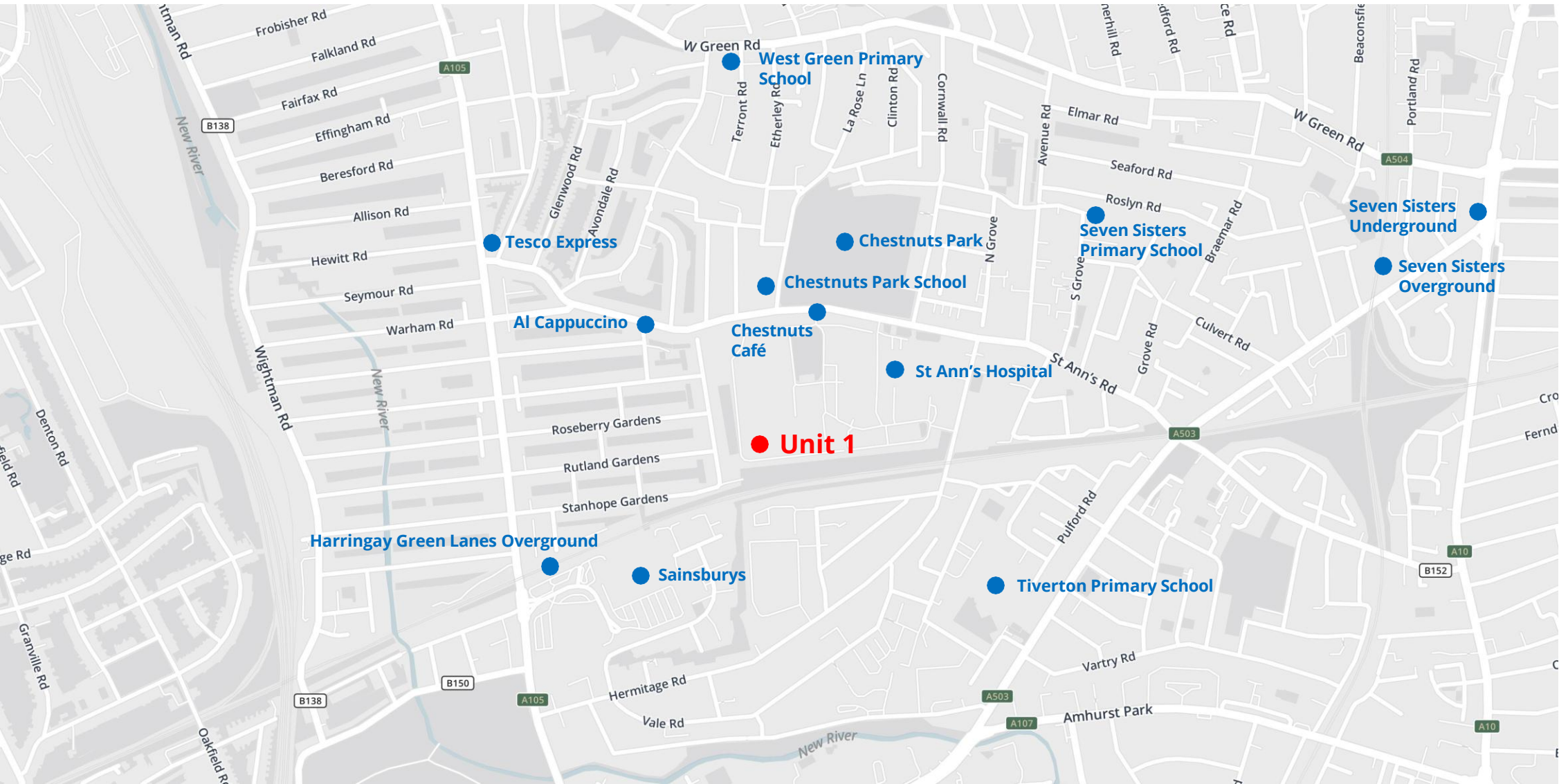
The site is elected for VAT and will be charged at the standard rate.

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July 2026

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