

TO LET

PRIME NORTH LONDON COMMERCIAL LETTING OPPORTUNITY

FORMER SANTANDER 470 - 472 High Road, Tottenham, London N17 9JX



Features

- 4,661 Sq Ft (433.01 Sq M)
- On Application
- Next to Holland & Barratt and BHF
- Next to Holcombe Market Entrance
- 2 Large Trading Floors
- New Lease Available

Summary

A rare opportunity to acquire a prominent and highly visible commercial property in a prime position on Tottenham High Road. Formerly occupied by Santander, this substantial unit is ideally suited for retail, financial services, or a range of alternative commercial uses (subject to planning). The property benefits from strong footfall, excellent frontage, and immediate proximity to established national occupiers.

Available on a new lease for a term to be agreed. Rent on application.



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For further information please contact:

Chamberlain Commercial (UK) Ltd, Unit 10, Bradburys Court,
Lyon Road, Harrow, Middlesex, HA1 2BY. **T** 020 8429 6899 / 020 7148 9000.
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Location

The property occupies a prime pitch on Tottenham High Road, one of North London's busiest commercial thoroughfares. It is situated immediately adjacent to well-known retailers including British Heart Foundation and Holland & Barrett, ensuring consistent pedestrian traffic.

Additionally, the unit is positioned next to the entrance of Holcombe Market, further enhancing footfall and visibility. The surrounding area comprises a vibrant mix of national multiples, independent retailers, and local amenities, making it a strong trading location.

Description

The property comprises a substantial former banking hall arranged over ground and first floors, offering flexible open-plan accommodation suitable for a variety of commercial uses.

The premises benefit from a wide frontage onto High Road, providing excellent branding and display opportunities.

Accommodation

Floor	Area (sq m)	Area (sq ft)
Ground Floor	226	2,433
First Floor	207	2,228
Total	433	4,661

Tenure

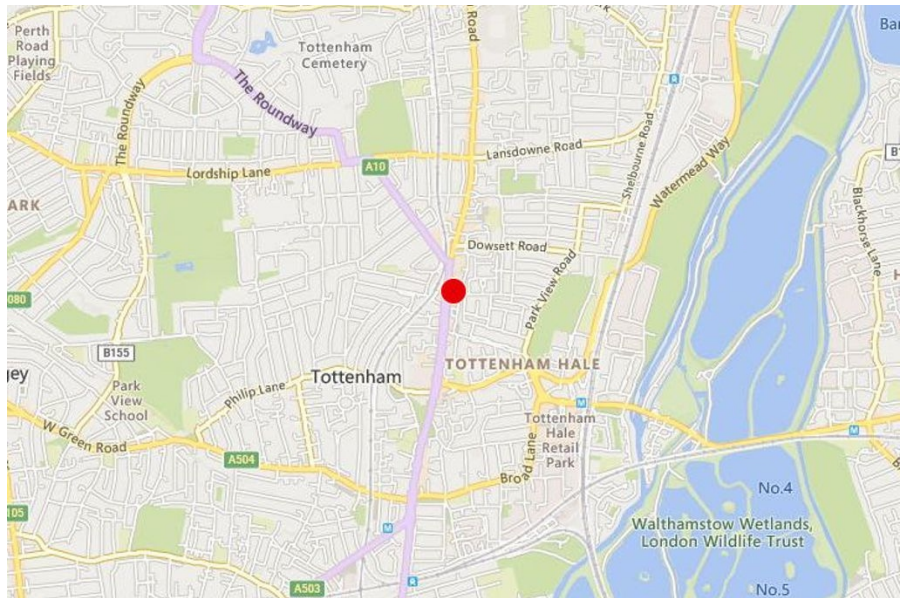
Leasehold

Terms

Available on a new Full Repairing and Insuring Lease for a term to be agreed. Rent on application.

Business Rates

London Borough of Haringay. Rateable Value £96,000. Rates payable £52,416 (2026/27). If the property is used for retail purposes the rates payable may reduce to £31,450 with retail relief.



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Planning

The property has an E Class Use restricted to Retail and Financial Services. Other uses may be suitable subject to planning and Superior Landlord's consent.

VAT

VAT may be added to the rent.

Legal Costs

The superior landlord legal fees are to be borne by the incoming tenant.

Viewing

Viewings are strictly by appointment only and can be arranged via the letting agent. Please contact 020 8429 6899.

Contact

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