



# Commercial Unit To Let

17-19 Fladbury Road, London, N15 6SB | £25,000 per annum



## DESCRIPTION ...

The property comprises a ground floor double commercial unit within a two-storey mixed use block. The property is currently divided into four classrooms and one office with kitchenette and W/C facilities partitioned in the main space.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	123.70	1,331.64

## LOCATION ...

The property is located along Moreton Close, in Tottenham, north London. The property is located near Stamford Hill and Seven Sisters Overground Stations. The local area is serviced by two bus routes.

## TENURE ...

A 10-year lease term (to be granted outside of Part II of the Landlord and Tenant Act 1954).

SFP PROPERTY | WAREHOUSE W | 3 WESTERN GATEWAY | ROYAL VICTORIA DOCKS | LONDON E16 1BD



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## USE ...

We understand that the property has Class F1 consent. Prospective tenants should make their own enquiries with the local planning authority.

## EPC ...

EPC details available upon request.

## RENT ...

Rental offers invited.

## BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

## LEGAL COSTS ...

The ingoing tenant to be responsible for the landlord's legal costs.

## LANDLORD ADMIN FEES...

The ingoing tenant to pay the property admin fee of £500 plus VAT.



## VIEWING ...

For further information or to arrange a viewing, email: [JessicaL@sfpgroup.com](mailto:JessicaL@sfpgroup.com).

Alternatively, please call the details below:

### Elliot Dowsett-Ward

T: 07810 349857

E: [elliot.dowsett-ward@sfpgroup.com](mailto:elliot.dowsett-ward@sfpgroup.com)

### Jack Bayes

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