

**D2 BANQUETING SUITE
 LEASE FOR SALE
 (D1 USE POSSIBLE – SUBJECT TO PLANNING CONSENT)**



**HIGH ROAD, TOTTENHAM, LONDON N17
 10,449 SQ FT (970.78 SQ M)**

Location: Situated over first and second floor of commercial premises on High Road, Tottenham directly opposite Bruce Grove and Bruce Grove Network Rail Station.

Description: Comprising a spacious banqueting suite with a modern feel and able to accommodate 550 people seated at tables. Licenced for music and entertainment and the sale of wines and spirits (Monday – Wednesday until 12 midnight, Thursday until 2am and Friday, Saturday and Sunday until 3am).

The accommodation is virtually open space with some limited car parking at the side of the property. The premises has a large reception area to the front of the first floor, plus 2 stages, dance floor, large fitted kitchen and large male and female WC's at first floor level. On the second floor there is a further area which could be used for additional community/banqueting space.

<u>Areas:</u>	<u>First Floor</u>		
	Overall depth	135'.64"	} Total Area
	Overall width	67"16'	
	<u>Second Floor</u>		
	59'3" x 22'6"		} 1,340.00 sq ft
	Overall total		} 10,449.00 sq ft (970.78 sq m)



Lease: Held on a 20 year FRI Lease from March 2008 with 5 yearly rent reviews at £75,000 pa. There is a tenants only break clause on 30th July 2018 & 2023.

Terms: £200,000 is sought for the Lease including all fixtures and fittings.

VAT: VAT is applicable to this sale.

EPC: Our client has been informed of the requirement to provide an Energy Performance Certificate.

Business Rates: London Borough of Haringey – Rateable Value £63,000. Rates Payable approximately £27,279 pa for 2011/12. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Planning: We have been given to understand that the existing use is D2 for banqueting and entertaining /music purposes. Our clients are however prepared to give favourable consideration to a change of use to D1 for religious/community/ educational purposes. The property would also suit a gymnasium.

Viewing: Strictly by appointment only via Joint Sole Agents

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