

New lease - Class E use - 921 sq ft

**163 Park Lane,
London, N17 0HJ**



LOCATION:

The property is located on the northern side of Park Lane close to its junction with Denmark Street. It is a 5 minute walk from both Tottenham Hotspur Stadium, to the west, and Northumberland Park overland station, to the east.

The property is adjacent to **Grace Pharmacy** and **Uptown Cuisine**. Other operators in close proximity include **Hope Food**, **The Olive Branch Pub** and **Beavertown Corner Pin**.

TERMS:

A new effectively full repairing and insuring lease for a term to be agreed.

RENT:

On application.

ACCOMMODATION: The unit is arranged over ground floor only and comprises the below approximate net internal floor areas.

Ground Floor Sales: 674 sq ft (62.57 sq m)

Ground Floor Ancillary: 247 sq ft (22.97 sq m)

USE:

The property benefits from Class E use.

LEGAL COSTS:

Each party is to be responsible for their own legal costs.

EPC:

An EPC has been arranged and will be available soon.

RATES:

Rateable Value: £9,300 - the property is eligible for small business rates relief.

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IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

Location Map:

