

London N17 - 491A High Road, Tottenham N17 6QA

Freehold Retail Investment with Residential Development Opportunity

Planning approved in June 2024 for erection of first and second floor extension to create 2 x 1-Bed Flats



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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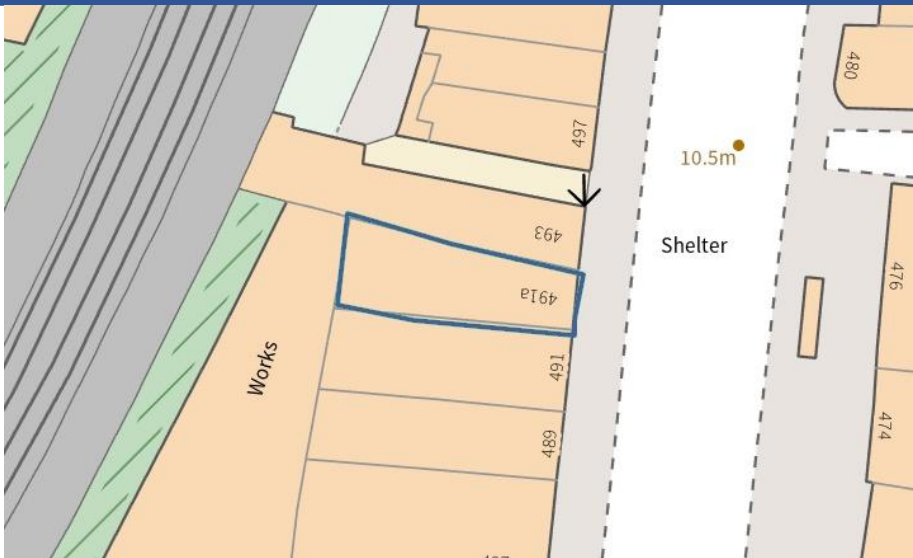
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Investment Consideration:

- Purchase Price: £695,000
- Gross Initial Yield: 4.32%
- Rental Income: £30,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop with air rights above
- Planning approved in June 2024 for erection of first and second floor extension to provide 2 x 1-bed self-contained flats
- Located next to Bruce Grove Overground station with nearby occupiers including Nationwide, Asda, Santander, McDonalds and Halifax, amongst others



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 491A (Ground Floor)	Ground Floor: Shop 79 sq m (850 sq ft) Open plan retail, Storage, WC	Individual	7 Years from June 2025	£30,000	Note 1: FRI
Total				£30,000	

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Property Description:

Comprises mid-terrace ground floor shop t/a curtain retailer, providing the following accommodation and dimensions:

Ground Floor: Shop 79 sq m (850 sq ft)

Open plan retail, Storage, WC

Tenancy:

The property is at present let to an Individual for a term of 7 Years from June 2025 at a current rent of £30,000 per annum and the lease contains full repairing and insuring covenants.





Development Opportunity:

Planning approved in June 2024 for erection of first and second floor extension to provide 2 x 1-bed self-contained flats, accessed from the main high street by its own private new entrance doorway, providing the following accommodation and dimensions:

First Floor

Flat 1: 51 sq m (548 sq ft)

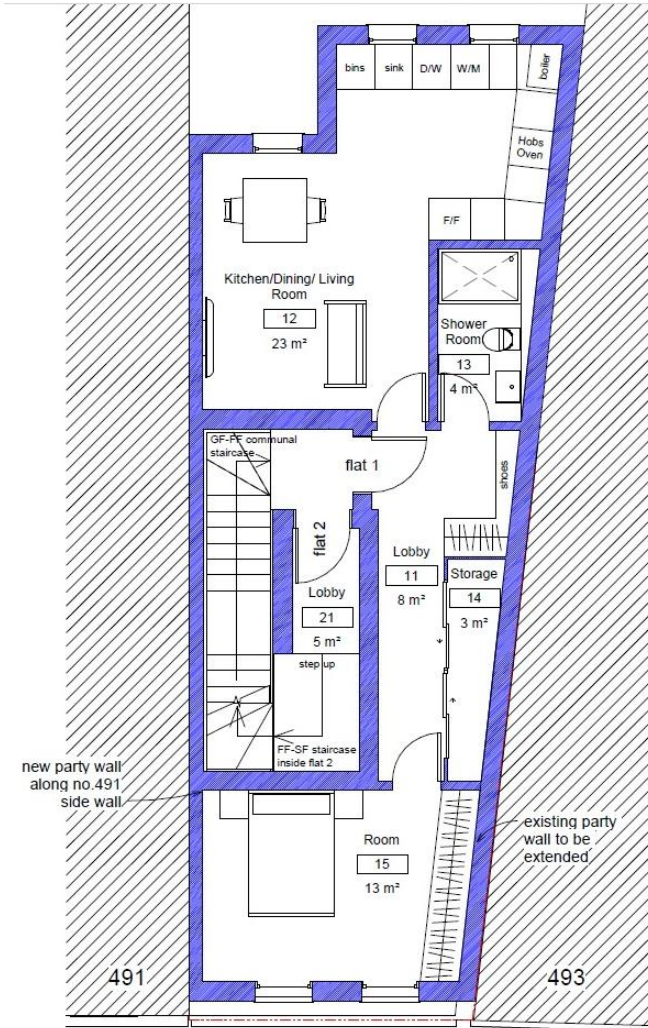
Open plan kitchen/living room, bedroom, bathroom

Second Floor

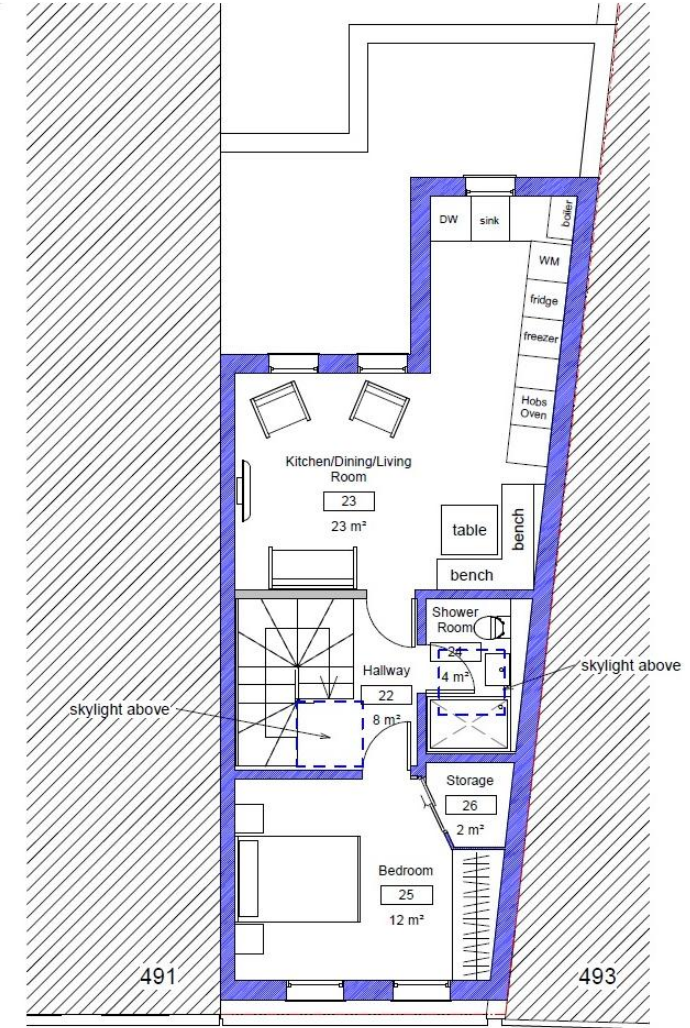
Flat 2: 49 sq m (527 sq ft)

Open plan kitchen/living room, bedroom, bathroom

For more information please refer to planning application HGY/2024/1087 on Haringey Planning Portal - www.planningservices.haringey.gov.uk



Approved First Floor



Approved Second Floor

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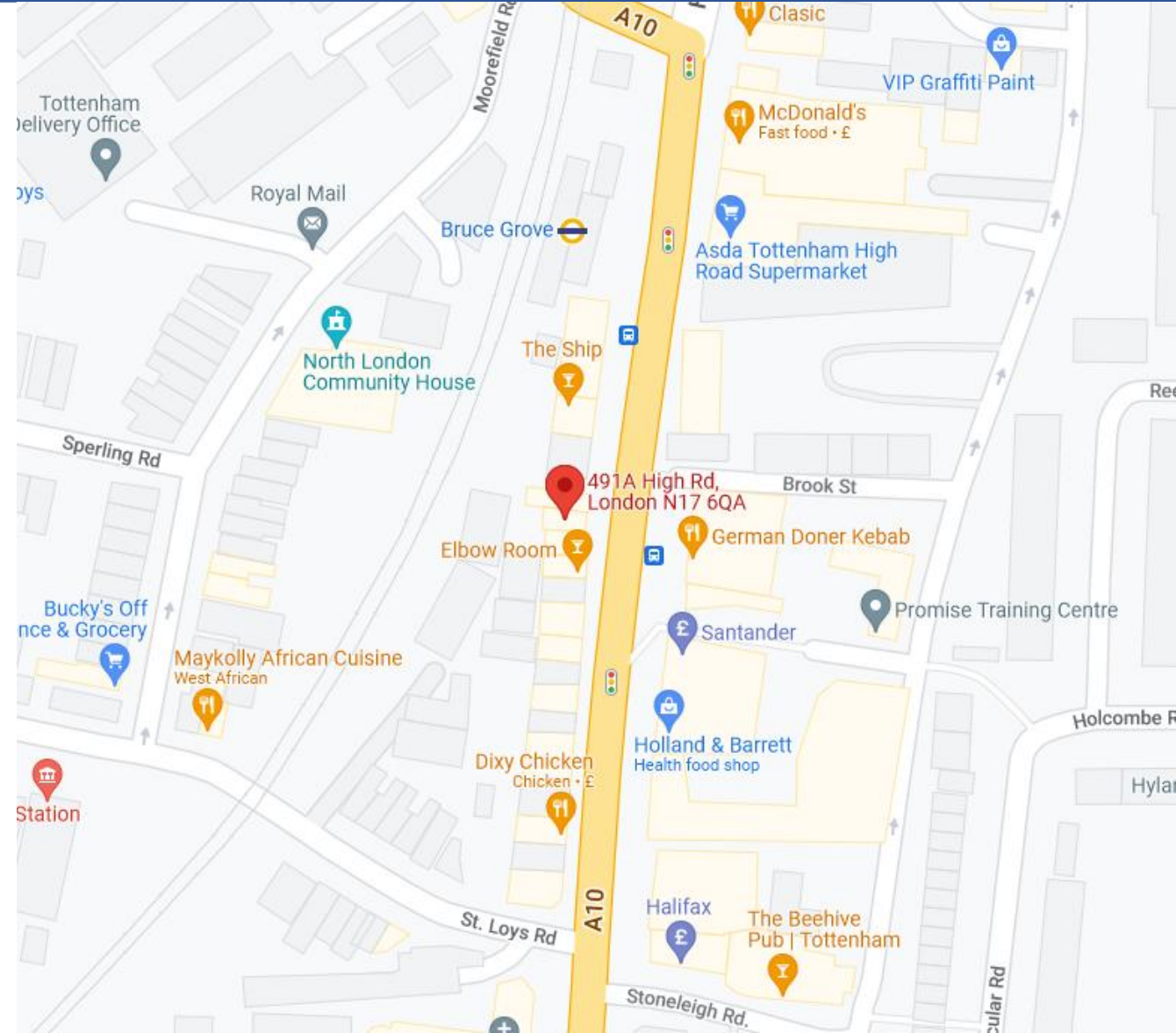
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Location:

Bruce Grove is a ward in Tottenham, enclosed by Lordship Recreation Ground, Lordship Lane, Philip Lane, and the High Road. Tottenham is a sprawling, up-and-coming area known for the huge Tottenham Hotspur Stadium, opened in 2019 and home to the soccer team of the same name. Local shops, global eateries, fast-food joints, and cafes line the busy High Road, and Bruce Castle Museum has displays on local history in a 16th-century manor house set in parkland. The property is located next to Bruce Grove Overground Station which provides direct service to Liverpool Street Station. Occupiers nearby including Nationwide, Asda, Santander, Holland & Barrett, McDonalds and Halifax, amongst others.



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Contacts:

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