

Freehold Mixed Commercial/Residential Property

FOR SALE

Shop rented at £18,000 pax
One Bed Flat at £1,190 pcm

- Mixed Use Investment
- Freehold for sale
- Shop - Let on 20-year lease from July 2022
- Residential: 1 Bed Flat
- Fully Rented
- Total Income - £32,280 pa

*47 The Roundway, Tottenham,
London N17 7HA*



Location

The property is situated on The Roundway in Tottenham (London Borough of Haringey), N17, a well-established North London residential area with strong local demand for convenience retail and rental accommodation. The surrounding neighbourhood comprises predominantly densely populated housing with a mix of local shopping parades and community amenities, providing a consistent customer base for the commercial unit and stable occupier demand for the flat above.

Transport connections are good, with Turnpike Lane Underground Station (Piccadilly Line) approximately 1 mile to the west, and White Hart Lane Overground Station also within easy reach, together with onward links via Bruce Grove and Tottenham Hale for wider access across London. The area benefits from regular bus services and convenient road connections to the A10 and North Circular (A406).

Description

Freehold mixed-use investment comprising a ground-floor commercial premises with a self-contained one-bedroom flat above, arranged over two storeys with independent access to the residential accommodation.

The ground floor provides open-plan commercial accommodation (currently let) with ancillary areas, while the first floor flat offers well-proportioned one-bedroom accommodation (let on an AST).

Tenancies & Tenure (summary)

Ground-floor shop let as a Shisha Business (E Class): let on a 17-year lease from 20th July 2022 (exp 2042), producing £18,000 per annum (payable quarterly). Rent reviews every 4 years (next review July 2028)

Ground floor size – **1,055.94 ft² / 98.10 m²**

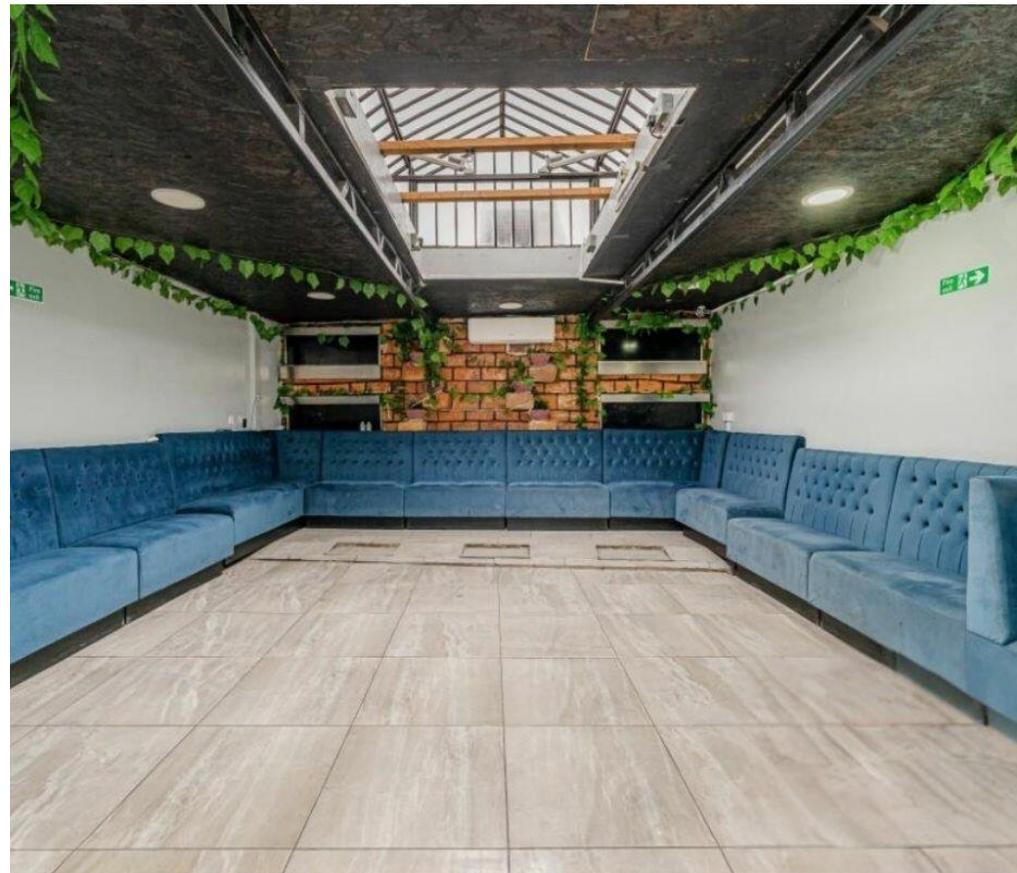
First Flor Flat: Self-contained 1 Bed Flat let on an AST at £1300 pcm, Landlord receives £1,190 pcm from management company

Flat Size – **539.27 ft² / 50.1 m²**

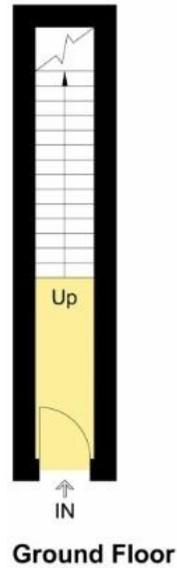
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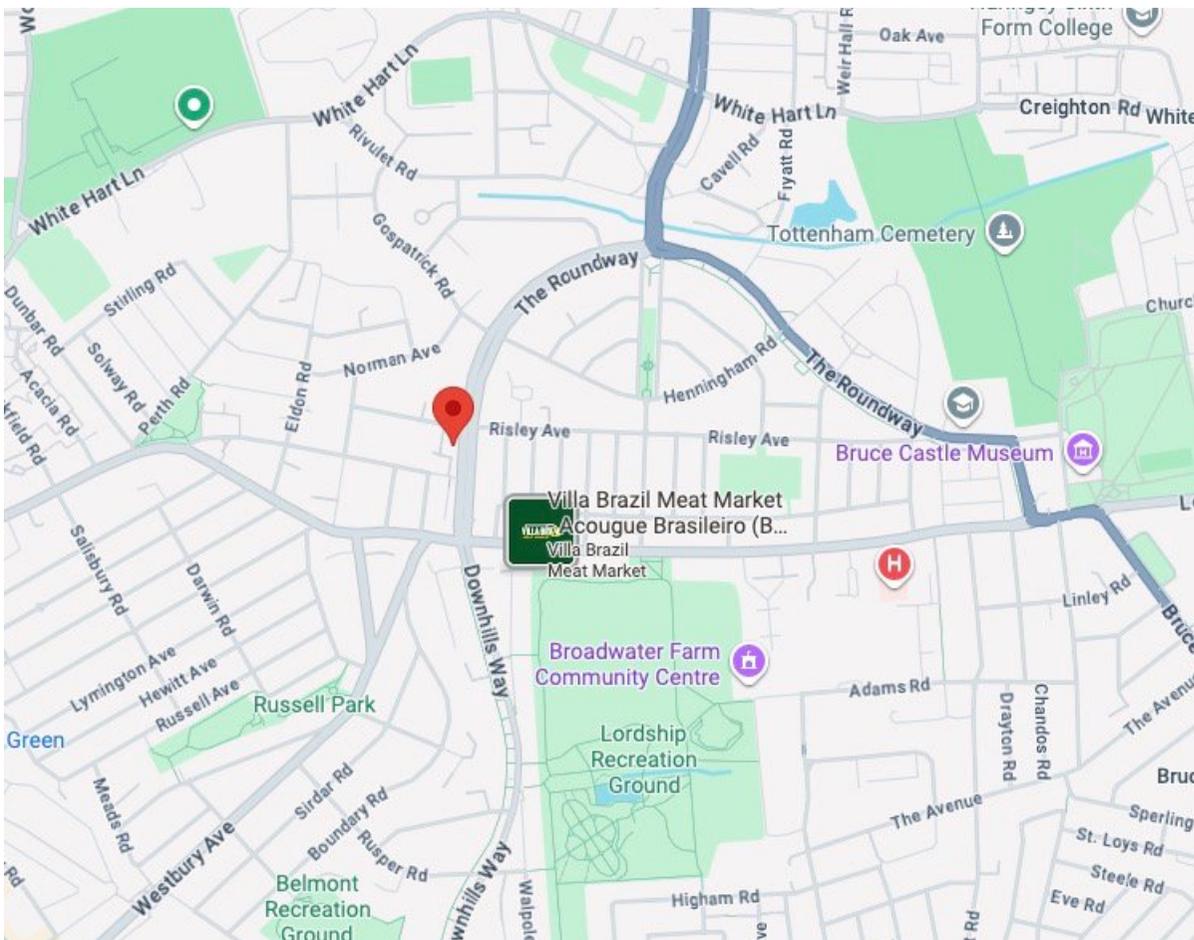
Price

Freehold – Asking price - **£435,000**, subject to contract









Legal Costs:

Each party to pay for their own legal fees

Anti-Money Laundering

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant’s references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client’s account until completion.

Viewing strictly by appointment via sole agents

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