

# Hotel Lease Opportunity

Haringey Hotel, 60 Wightman Road

London N4 1RU

30 Rooms and Restaurant

Fully Vacant upon Possession

- Opposite Haringay Train Station
- 4 x Single Rooms
- 19 x Double Rooms
- 4 x Twin Rooms
- 2 x Triple Rooms
- 1 x Quad Room
- Separate Restaurant & Kitchen area
- New 15 Year Lease
- Rent £30,000 pcm (£360,000 pax)



**Location**

The Haringey Hotel sits in the Haringay Ladder area of North London, a well-connected neighbourhood between Finsbury Park, Manor House and Haringay. A short walk from Haringay, Green Lanes, known for its long-established mix of independent shops, cafés and a wide choice of restaurants.

Transport & connectivity: **Haringay Station (Great Northern)** is opposite, a very short walk from The Hotel, offering frequent services into Moorgate (City) and London King's Cross, with wider links north via the Great Northern network.

Local surroundings: the wider area is predominantly residential with active neighbourhood amenities close by, appealing for an operator seeking a North London base with consistent local footfall and strong public transport access.

**Description**

Haringey Hotel has welcomed guests since 1998, offering comfortable, well-presented accommodation in a highly accessible location in North London.

The property provides a range of en-suite rooms to suit different requirements, including single, twin, double and triple configurations. Each room is fitted with a TV, tea and coffee-making facilities, and ironing amenities.

Additional amenities include complimentary internet access, continental breakfast, and the benefit of 3 on-site car parking.

**Accommodation** – Floor Plan on page 3.

- 4 x Single Rooms
- 19 x Double Rooms
- 4 x Twin Rooms
- 2 x Triple Rooms
- 1 x Quad Room
- Separate Restaurant 55 m<sup>2</sup> (592 ft<sup>2</sup>) / Kitchen & Prep Area 30 m<sup>2</sup> (322 ft<sup>2</sup>)

**Terms:**

To be offered by way of a new FRI lease for a term of 15 years with 5-yearly rent reviews

**Asking Rent**

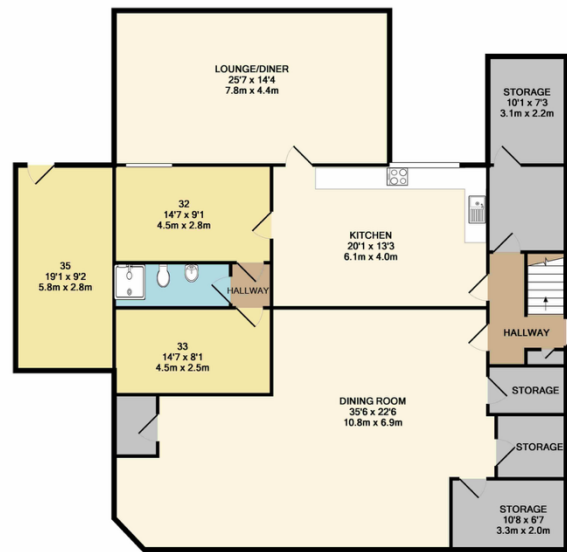
£360,000 pax (£30,000 pcm)

**Premium Goodwill/fixtures and Fittings**

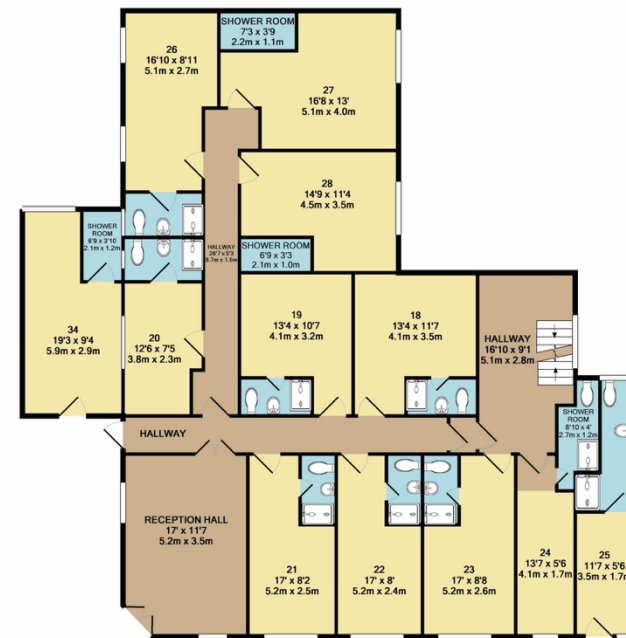
£150,000

**Room rates and expected costings are available upon request**





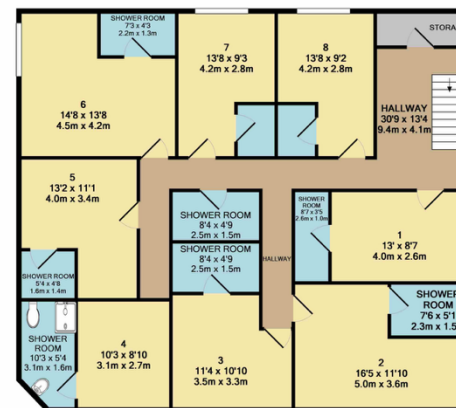
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 2111 SQ.FT.  
(196.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 2350 SQ.FT.  
(218.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1958 SQ.FT  
(181.9 SQ.M.)

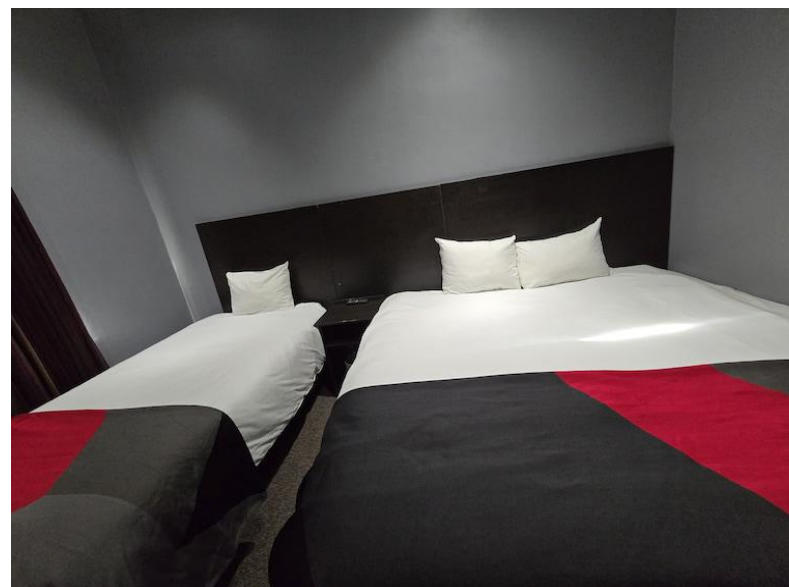


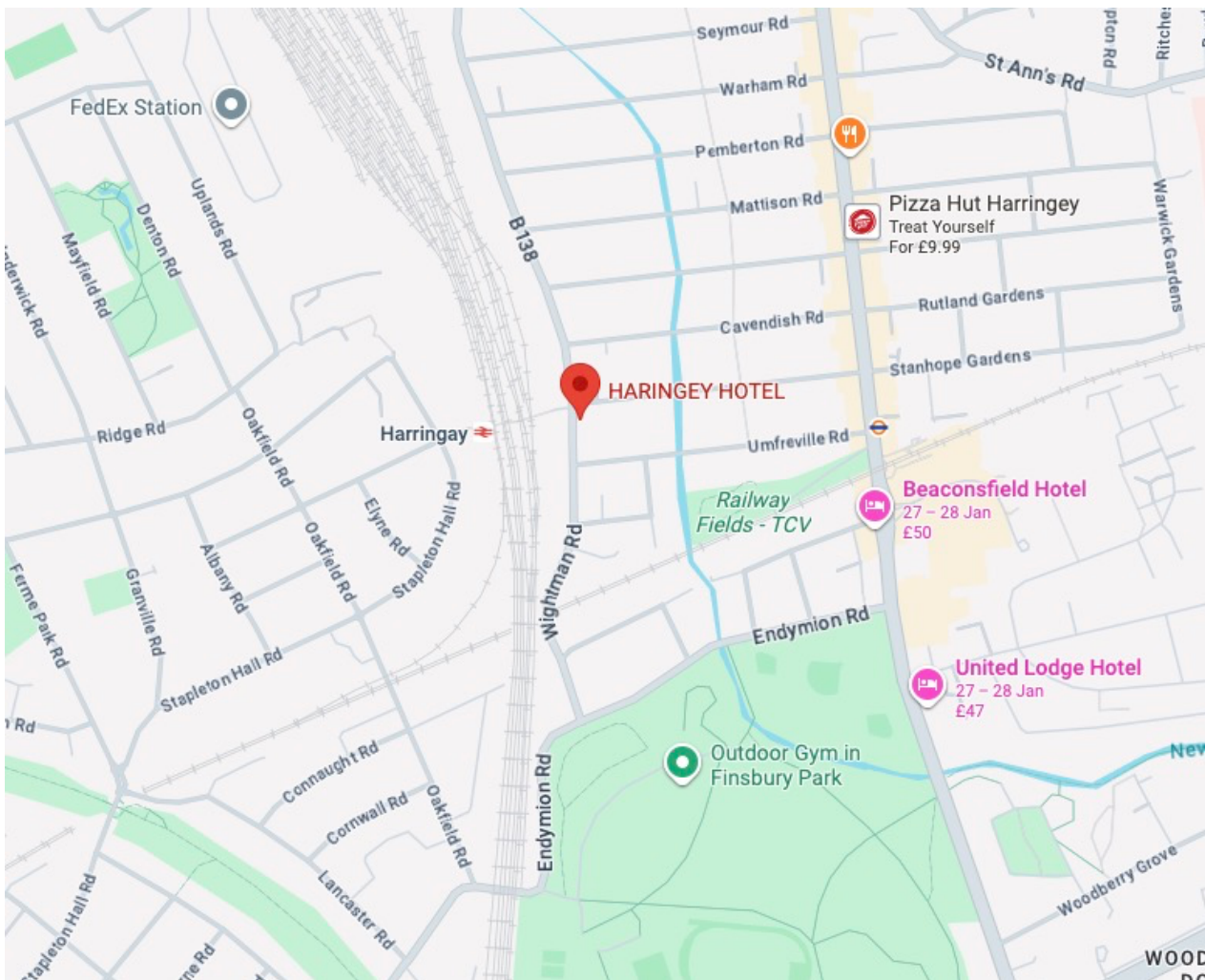
2ND FLOOR  
APPROX. FLOOR  
AREA 1548 SQ.FT.  
(142.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 7967 SQ.FT. (740.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**Rates (1st April 2026)****Rateable Value - £40,750****Rates Payable - £17,604****Legal Costs**

Each Party to be responsible for their own costs.

**Reference Charge**

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £5000. 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 only via agents

Jason Grant

020 8506 9900 / 9905

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

Energy performance certificate (EPC)

60 Wingham Road  
Haringey  
London  
N4 1DZ

Energy rating  
**D**

Valid until: 18 February 2033  
Certificate number: 1002-1000-6007-6021-1000

Property type  
Hotels

Total floor area  
740 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

60 kWh/m<sup>2</sup> A+

55 kWh/m<sup>2</sup> A

50 kWh/m<sup>2</sup> B

45 kWh/m<sup>2</sup> C

40 kWh/m<sup>2</sup> D

35 kWh/m<sup>2</sup> E

30 kWh/m<sup>2</sup> F

25 kWh/m<sup>2</sup> G

Net area: 620

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

If typical of the existing stock

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900