

Lot 34, 1 Bruce Grove, Tottenham, London,

N17 6RA

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)

Bruce Grove Station (Zone 3)



Freehold Retail and Residential Investment

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Property Information

Freehold Retail and Residential Investment

- Ground Floor Retail Unit and 6 separately accessed studio flats
- Shop let until August 2030 (no breaks)
- 6 Studio flats Individually let on Assured Shorthold Tenancies
- Shop Lease Outside the Security of Tenure Provisions of the L&T Act 1954
- Prominent position in Central Tottenham
- Adjacent to Bruce Grove (Zone 3) Station
- Less than 1km south of Tottenham Hotspur FC Stadium
- Nearby occupiers include McDonalds, Asda, Ladbroke's, KFC, Holland & Barrett, German Doner Kebab, Specsavers, Iceland and Costa Coffee

Lot

34

Auction

18th September 2025

Rent

£100,800 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

6 miles north of the City of London

Roads

A10, A406 (North Circular Road), A503

Rail

Bruce Grove Overground Station (Zone 3), Seven Sisters Underground (Zone 3 - Victoria Line)

Air

London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

Tottenham is a popular and cosmopolitan North London suburb situated just 6 miles north of the City of London. The property is prominently situated on the west side of Bruce Grove (A10), close to its junction with High Road and Bruce Grove Overground Station. The A10 is the principal arterial route from the City of London through North London. The property benefits from being approximately 1 kilometre south of the new Tottenham Hotspurs FC Stadium. Nearby occupiers include McDonalds, Asda, Ladbroke's, KFC, Holland & Barrett, German Doner Kebab, Specsavers, Iceland and Costa Coffee.

Tenure

Freehold.

Description

The property comprises an attractive mixed use period building providing a ground floor shop and 6 studio flats on the upper floors which benefit from separate access at the side of the property. There is car parking at the rear of the property.

The property may be suitable to be extended and reconfigured, subject to consents.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to a contribution to the Seller costs in addition to the purchase price.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	103.52	(1,103)	INDIVIDUALS t/a Bruce Grove Fish Market	10 years from 31/08/2020 (1)	£46,800	24/09/2024?? 24/09/2028
First	Residential	85.10	(916)	SIX INDIVIDUALS	6 studio flats each let on Assured Shorthold Tenancies for a term of 12 months at £750 per calendar month each.	£54,000 (2)	
Second	Residential	56.39	(607)				
Third	Residential	48.96	(527)				
Total Approximate floor area		292.95	(3,153)			£100,800	

(1) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

(2) As to the residential flats, each flats is let on an Assured Shorthold Tenancy at a rent of £750 per calendar month. The total rent shown above has been annualised.

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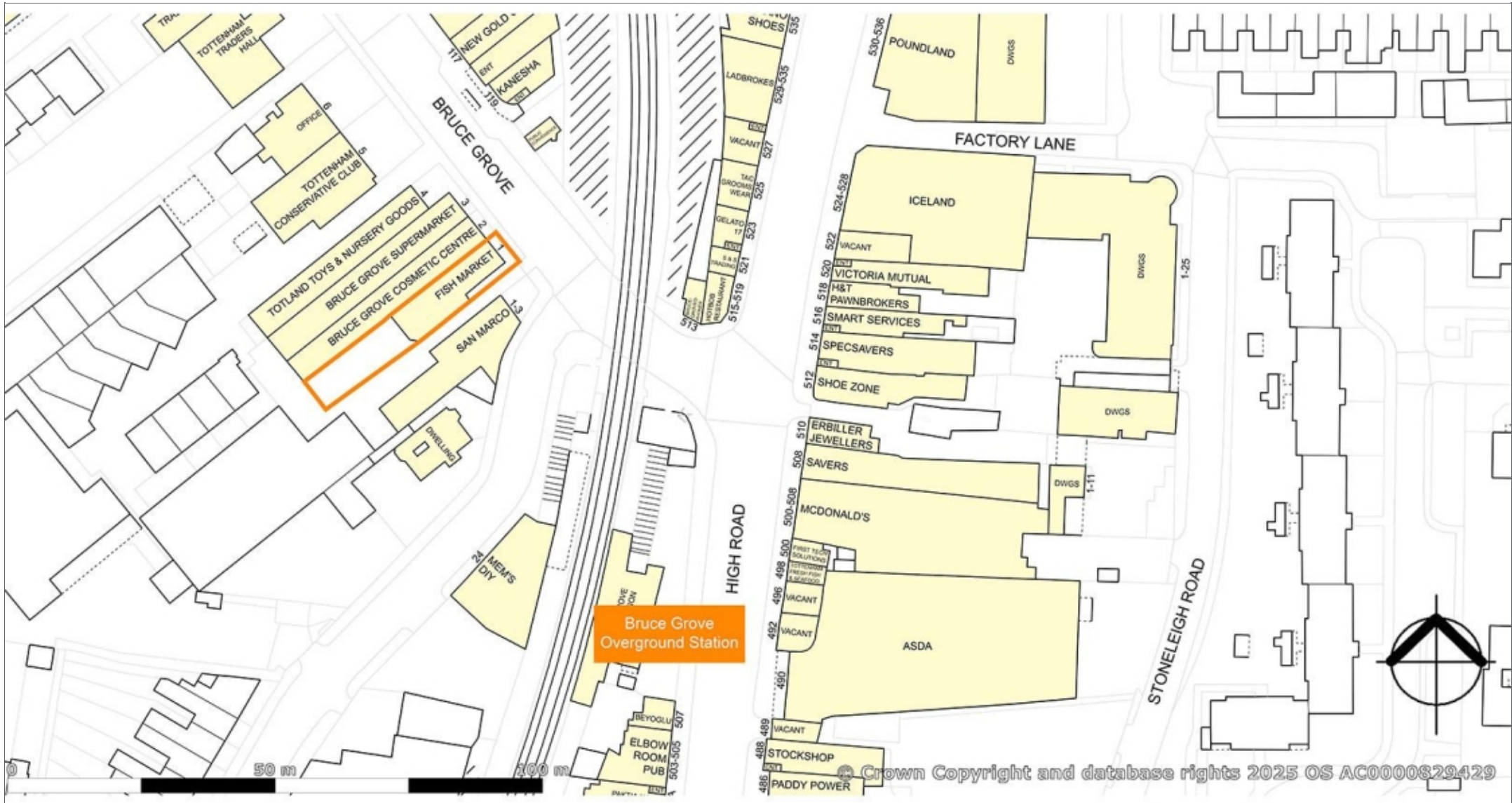
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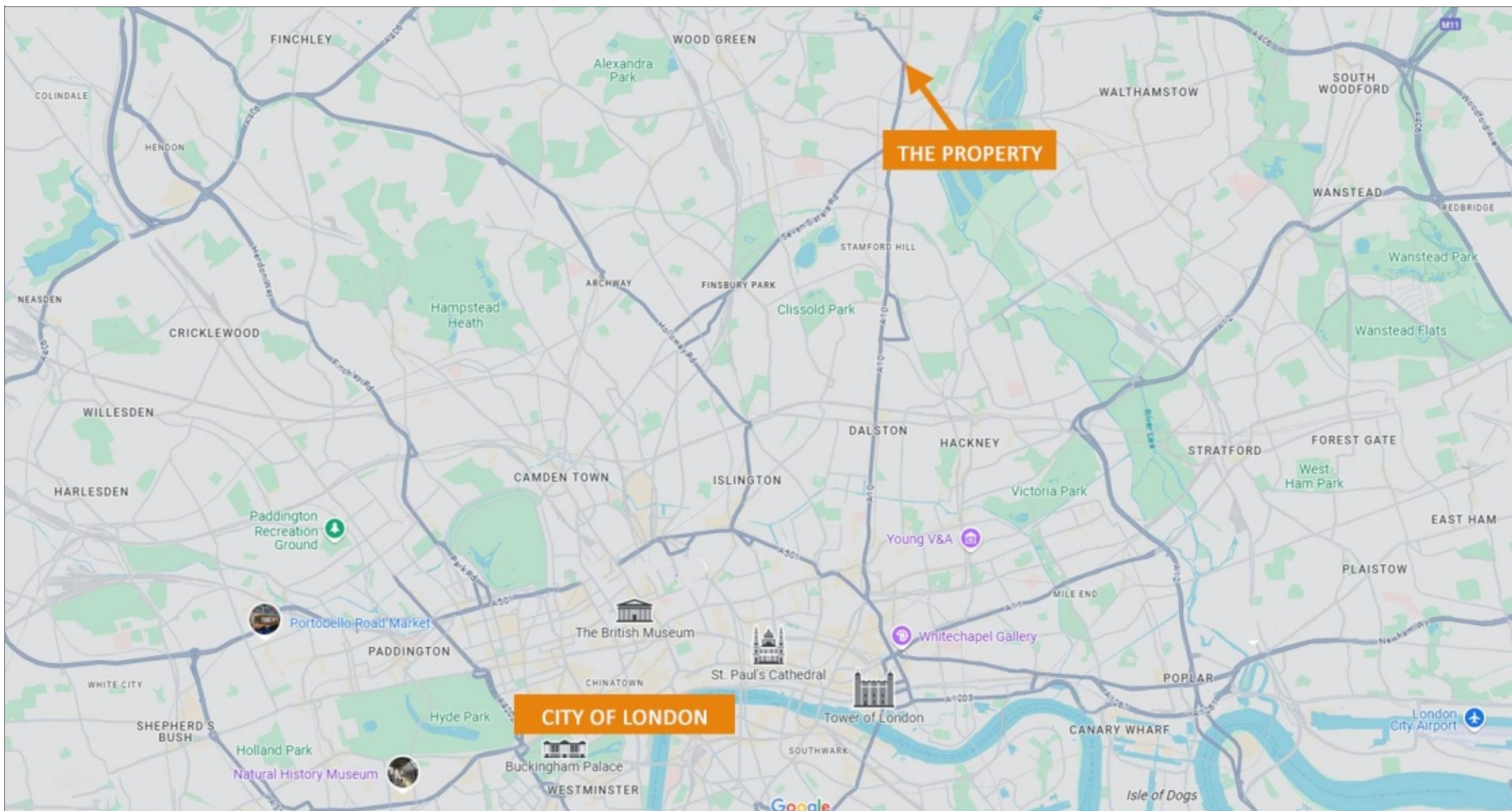
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2024