

**Lot 32, 297-299 West Green Road, Tottenham, London,  
N15 3PA**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Recently Renewed North London Retail Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Recently Renewed North London Retail Investment

- Shop let to William Hill Organization Limited
- Recently renewed 10 year lease from March 2025 (Subject to options)
- Close to Tesco Express, Sainsbury's Local and a range of local businesses
- Located between Seven Sisters & Hornsey Stations
- VAT free investment

#### Lot

32

#### Auction

30th October 2025

#### Rent

£27,500 per Annum Exclusive

#### Status

Available

#### Sector

Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

6 miles north-east of Central London

#### Roads

A1, A107, A10

#### Rail

Turnpike Lane Underground Station (Piccadilly Line), Harringay Green Lanes, Seven Sisters Underground (Victoria Line) & Hornsey Station (National Rail)

#### Air

London City Airport, London Heathrow Airport

### Situation

The property is prominently situated on West Green Road (A504) in a prominent trading position, close to its junction with Abbotsford Avenue. Seven Sisters Road (A503), a busy main arterial route in North London that runs between the A1 (Holloway Road) and A10 (Stamford Hill) is located closeby. Nearby occupiers include Tesco Express, Sainsbury's Local and a range of local businesses.

### Tenure

Virtual Freehold. For a term of 999 years from completion of the sale at a peppercorn rent.

### EPC

The EPC will be available to view online in the solicitor's legal pack.

### Description

The property is arranged on the ground floor only, forming the majority of the branch and part only of a larger building.

### VAT

VAT is not applicable to this lot.

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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/Ancillary	113.00	(1,216)	WILLIAM HILL ORGANIZATION LIMITED (t/a William Hill)	10 years from 12/03/2025 until 11/03/2035 (2)	£27,500	25/03/2030
Total		113.00 (1)	(1,216) (1)			£27,500	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).  
(2) The lease is subject to tenant only options to determine on the 24th March 2030 and 24th March 2033.



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## Contacts

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