

**Lot 12, Sports Direct, 638 High Road, Tottenham, London,
N17 0GA**

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

High Street Retail Freehold Investment

- Substantial double fronted retail unit entirely Let to Frasers Group Trading Limited (t/a Sports Direct)
- Total commercial floor area of approximately 974.46 sq m (10,489 sq ft)
- Prominent position on High Road (A10), approximately 6 miles north of the City of London
- In close proximity to Tottenham Hotspur Stadium and Bruce Grove Railway Station
- Nearby occupiers include Sainsbury's Local, Aldi Supermarket and a range of independent shops & restaurants.

Lot

12

Auction

29th October 2026

Rent

£175,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

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 Railway Station (Weaver Line), Seven Sisters Underground(Victoria Line)

Air

London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

Tottenham is an established North London suburb situated approximately 6 miles north of the City of London. The property is prominently located on the east side of High Road (A10), the principal arterial route from the City of London through North London. Tottenham Hotspur Stadium is approximately 500 metres to the north, generating significant matchday and leisure footfall to the area. Bruce Grove Railway Station is in close proximity (8 minute walk). Nearby occupiers include Sainsbury's Local, Aldi Supermarket and a range of independent shops & restaurants.

Tenure

Freehold.

Description

The property comprises a substantial double fronted retail unit on the ground floor with additional retail and ancillary space to the basement. The remainder of the ground, first, second and third floors have been sold off on a long lease.

VAT

VAT is 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 Basement	Retail Retail/Ancillary	559.73 414.73	(6,024) (4,464)	FRASERS GROUP TRADING LIMITED (t/a Sports Direct) (1)	5 years from 11/12/2025 (2)	£175,000	11/12/2028
PartGround/First/Second/Third	Residential	-	-	METROPOLITAN HOUSING TRUST	988 years from 20/05/2014	Peppercorn	-
Total		974.46	(10,489)			£175,000	

(1) For the year ending 27 April 2025, Sportsdirect.com Retail Limited (CRN 03406347) reported a Turnover of £3,220,425,000, a Pre-Tax Profit of £150,193,000 and a Net Worth of £1,733,306,000. Sports Direct is part of Frasers Group plc, a publicly traded retail group operating 470 stores in Great Britain (www.frasers.group).

(2) The lease is subject to a tenant option to determine on 11/12/2028 with a 3 month rent free period if not exercised.

N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2026