

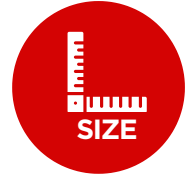


WEST GREEN ROAD, TOTTENHAM N15

Shop



£ 1,250 PCM



383.39 SQFT

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

VAT TBC

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

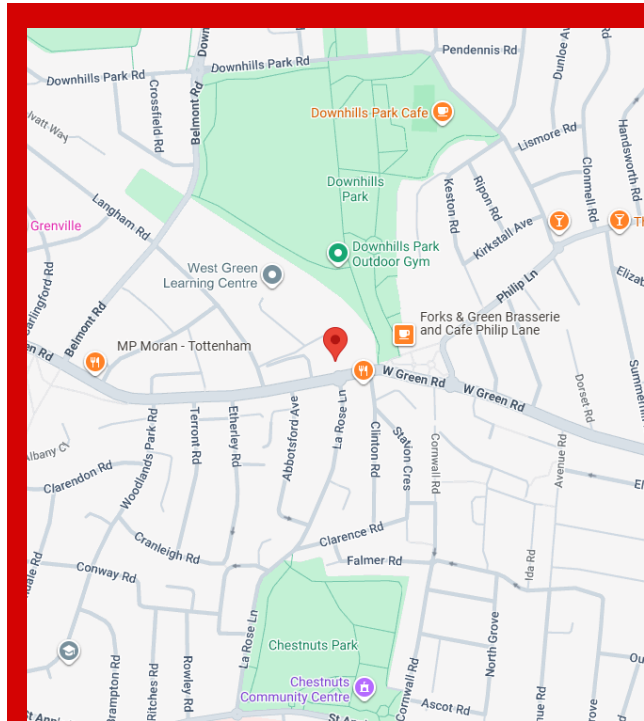
LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



www.vibewarehouses.co.uk

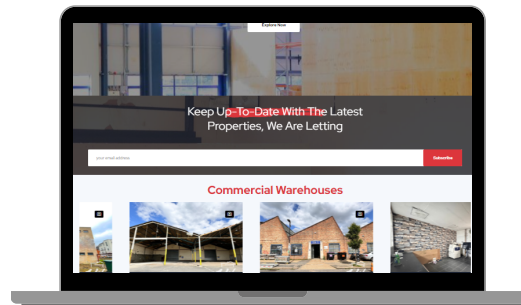


ABOUT THE PROPERTY

- A rare opportunity has arisen to lease a ground-floor shop on West Green Road, London N15, perfectly positioned in a bustling retail and business hub. This spacious commercial unit offers approximately 383 sq ft of open-plan space with an E-class licence, making it ideal for retail, light services, or community-focused operations. The lease spans 5–10 years with a secure “3 × 3” deposit structure, providing long-term stability for ambitious entrepreneurs.
- The shop comes with on-site electricity and, while there is no dedicated parking, the prime location more than compensates. Transport connectivity is excellent, with La Rose Lane bus stop just a 1-minute walk, and Turnpike Lane and Seven Sisters stations only 5 minutes by car, ensuring easy access to central London. Its proximity to Downhills Park adds community appeal, making it a well-rounded location for businesses looking to grow their customer base.
- Situated in a high-footfall area, the shop benefits from excellent visibility and is surrounded by convenience stores, cafés, gyms, and local amenities. The property combines affordability, functionality, and strategic location offering high potential for long-term business success in Tottenham N15.
- Don't miss this opportunity to establish your business in a high-demand area of Tottenham, N15.



**WEST GREEN ROAD,
TOTTENHAM N15**



Contact Us

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Shop



FEATURES



**SEVEN SISTERS AND TURNPIKE
LANE**



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.