



TO BE LET

TOWER GARDENS PARK, RISLEY AVENUE, LONDON, N17 7ER

EXCELLENT F1 OPPORTUNITY LOCATED IN PRIME LONDON LOCATION WITH AMPLE
OUTSIDE SPACE AND PARKING

020 8099 3119
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Bernard
Gordon &
Company

OVERVIEW

Excellent F1 opportunity located in Tower Gardens Park, London, N17

The property has a Gross Internal Area of approx 2,400 sq ft.

Ideal for a variety of uses, including tuition/educational facilities, religious/community use and day nursery provision or other, subject to planning if required

Situated within a public park providing ample external area for recreational activities.

Prominent location within Tower Gardens Park, Haringey. The premises benefit from excellent transport links, with White Hart Lane Station and Turnpike Lane nearby, and regular bus routes available.

Located close to Wood Green and Tottenham town centres, providing access to a range of shops, cafés, restaurants and everyday services

FR&I lease terms available, offers invited in the region of £45,000 per annum exclusive

Subject to contract



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📍 LOCATION

Situated within the established Tower Gardens area of North London, the property benefits from a predominantly quiet residential setting while remaining conveniently positioned for local amenities and transport connections. A range of shops, cafés, restaurants and everyday services are available in the surrounding area, with a wider selection of retail, leisure and community facilities provided in nearby local centres. The area is also well served by a number of schools, community amenities and open spaces, further enhancing the appeal of the location.

Access to the unit is via the entrance to Tower Garden Park, situated on Risley Avenue, directly opposite its junction with De Quincey Road. Entrance to the unit is via the black gated entrance to the park, of which any occupiers will hold a key for use of the building outside of the Park's opening hours to the public.

The property benefits from good public transport connections, with White Hart Lane and Bruce Grove railway stations both situated within approximately one mile, providing services towards Central London and connections to the wider London transport network. Turnpike Lane Station is also within easy reach. Road communications are also considered good, with convenient access to the A10, A406 North Circular Road and the wider London road network, providing links throughout North London and beyond.

📍 THE PROPERTY

The property comprises a former educational facility occupying a single-storey building with a Gross Internal Area (GIA) of approximately 2,400 sq ft. The accommodation provides a range of flexible spaces, including a large main hall, workshop room, meeting room, office, two store rooms, kitchenette and associated male and female toilet facilities, together with internal circulation areas. The layout offers a functional arrangement capable of accommodating a variety of educational, community and childcare-related activities. The building benefits from a number of windows providing natural light to the internal accommodation.

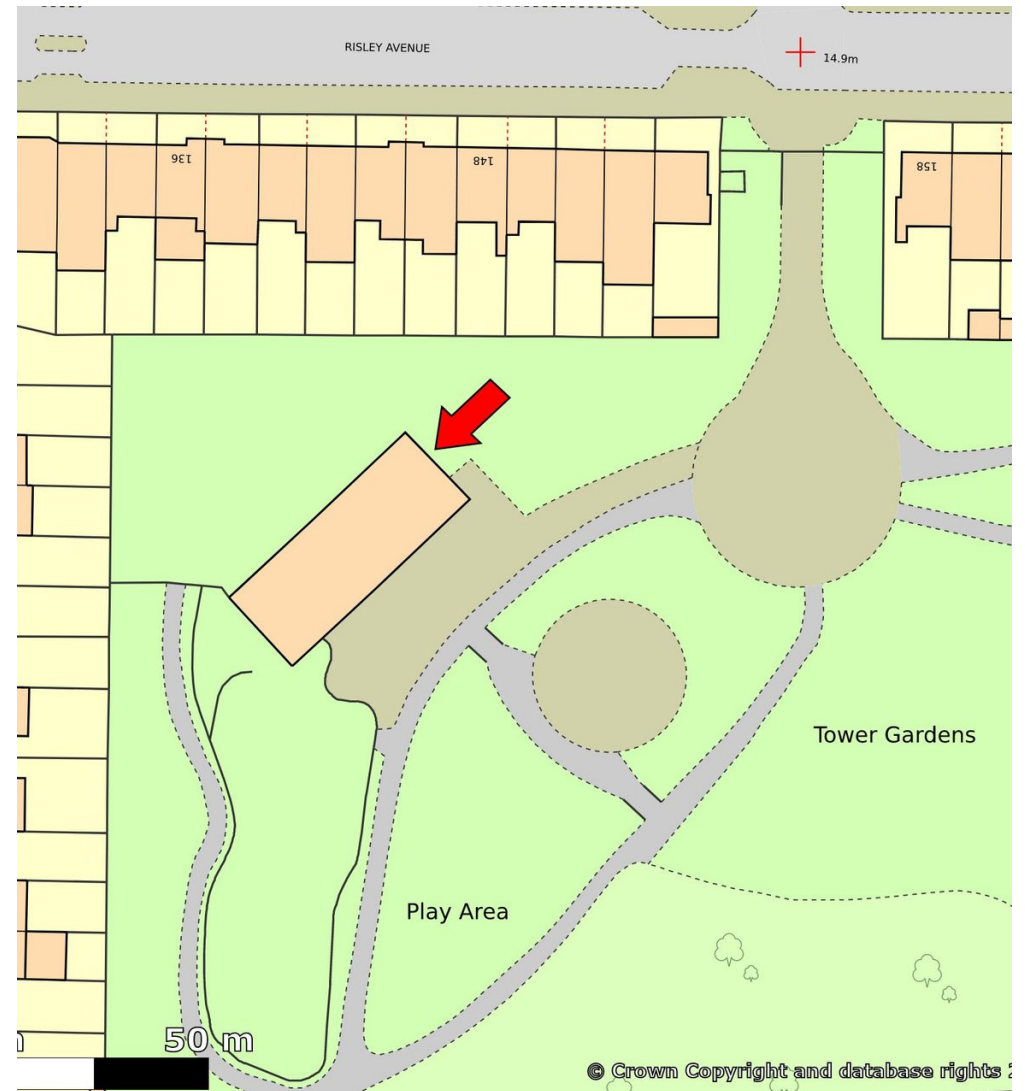
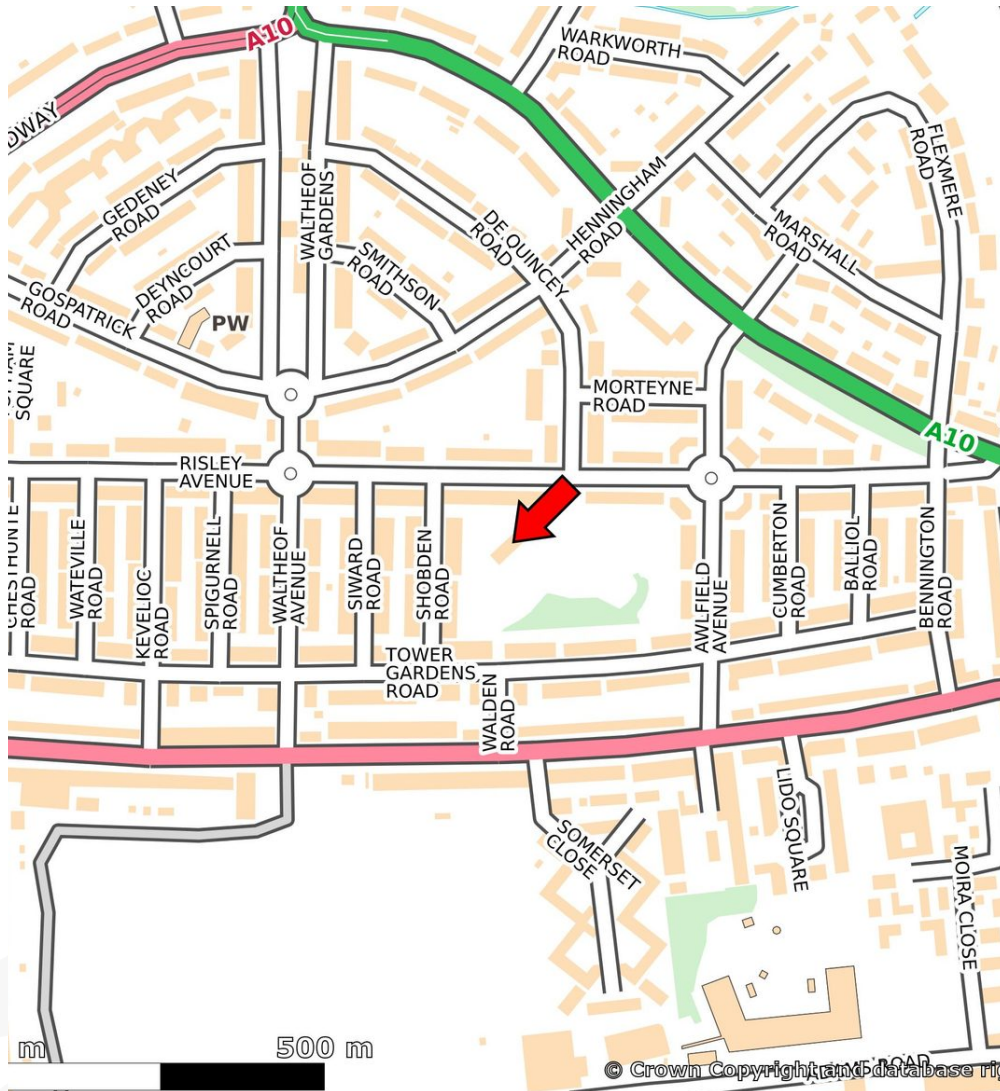
The property has an F.1 use class and is considered well suited to a range of occupiers, including educational and tuition providers, religious organisations and, subject to the necessary planning consents, nursery and early years operators. The property is situated within Tower Garden Park, whilst there is no outdoor space directly included within the demise, externally, the property benefits from vast outdoor area, providing an attractive and practical amenity for play, recreation and outdoor activities within the public recreation space, including a children's playground directly outside the unit.

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LOCATION & SITE



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🕯 PLANNING

We are advised the building has a Use Class F1. **Applicants are recommended to seek their own advice in relation to planning.**

🕯 EPC

In hand.

🕯 VAT

We are advised the property is NOT elected for VAT

🕯 AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

🕯 VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

🕯 RENT

£45,000 per annum, subject to contract.

🕯 COSTS

Each party to be responsible for their own legal and professional costs.

🕯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3,000. This deposit is not refundable except if the landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

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STRICTLY BY APPOINTMENT ONLY

IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only and do not constitute, or form any part of, an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

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