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# New Commercial Space in Bruce Grove (Former Bruce Grove Public Conveniences) To Let On behalf of London Borough of Haringey Bruce Grove, Tottenham N17





## Description

On behalf of the London Borough of Haringey we are seeking proposals from occupiers interested in working with them and the local community to bring back the iconic Bruce Grove public conveniences back to life.

The former public convenience building is a much loved site and is currently in the process of being refurbished and extended with completion due for March 2024.

## What our clients are looking for

The aim of the Council is to establish a sustainable operation that brings the building back to life with creative and innovative uses. The successful Tenant will demonstrate a vision for positive impact and inclusivity. A willingness to collaborate with Bruce Grove's diverse population and businesses and the Council is also essential.

Submissions will be assessed against the following objectives:

A business with economically viable and sustainable occupation and management arrangements.

A strong social mission to create a positive impact in the community. This might include, for example, providing training and employment opportunities for local people or contributing to local supply chains. Generating positive activity in Bruce Grove, for example by maintaining long opening hours and active frontages (where activities taking place at the premises are visible from the street).

Encouraging community and/or cultural activity, allowing use and interaction among the diverse local population from all walks of life and businesses. This may be, for example, hosting events for or renting space at low cost to local community and creative groups, or showcasing local artists' work.

Provision of a publicly accessible toilet and free drinkable tap water to the public during the operator's opening hours. Note this is a requirement under the covenants of the Council's freehold of the property.

A skilled, experienced and passionate team able to deliver the above objectives.

We welcome all expressions of interest but particularly encourage applications from independent businesses and/or those who are from or have connections to Tottenham.

## Location

The subject premises are situated opposite Bruce Grove station in the commercial heart of Tottenham. It is a young and diverse population, with vibrant shops and high quality historic buildings including Bruce Castle, which are within a short distance of the building.

## Areas (subject to final measurement)

Ground Floor	672 sq ft (62.5 sq m)
Basement	462 sq ft (43 sq m)
External space	279 sq ft (26 sq m)
Total area	1013 sq ft (131.5 sq m) including external space

## Lease

Available on a new 10 year full repairing and insuring lease outside the Landlord & Tenant Act 1954 with 5 yearly rent reviews based on RPI. Rental offers invited.

## Business Rates

London Borough of Haringey - Rateable value TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

## Planning Use

Class E including café, restaurant, retail, gym etc.

## Legal Costs

The ingoing tenant to be responsible for the landlord's legal costs in granting this lease.

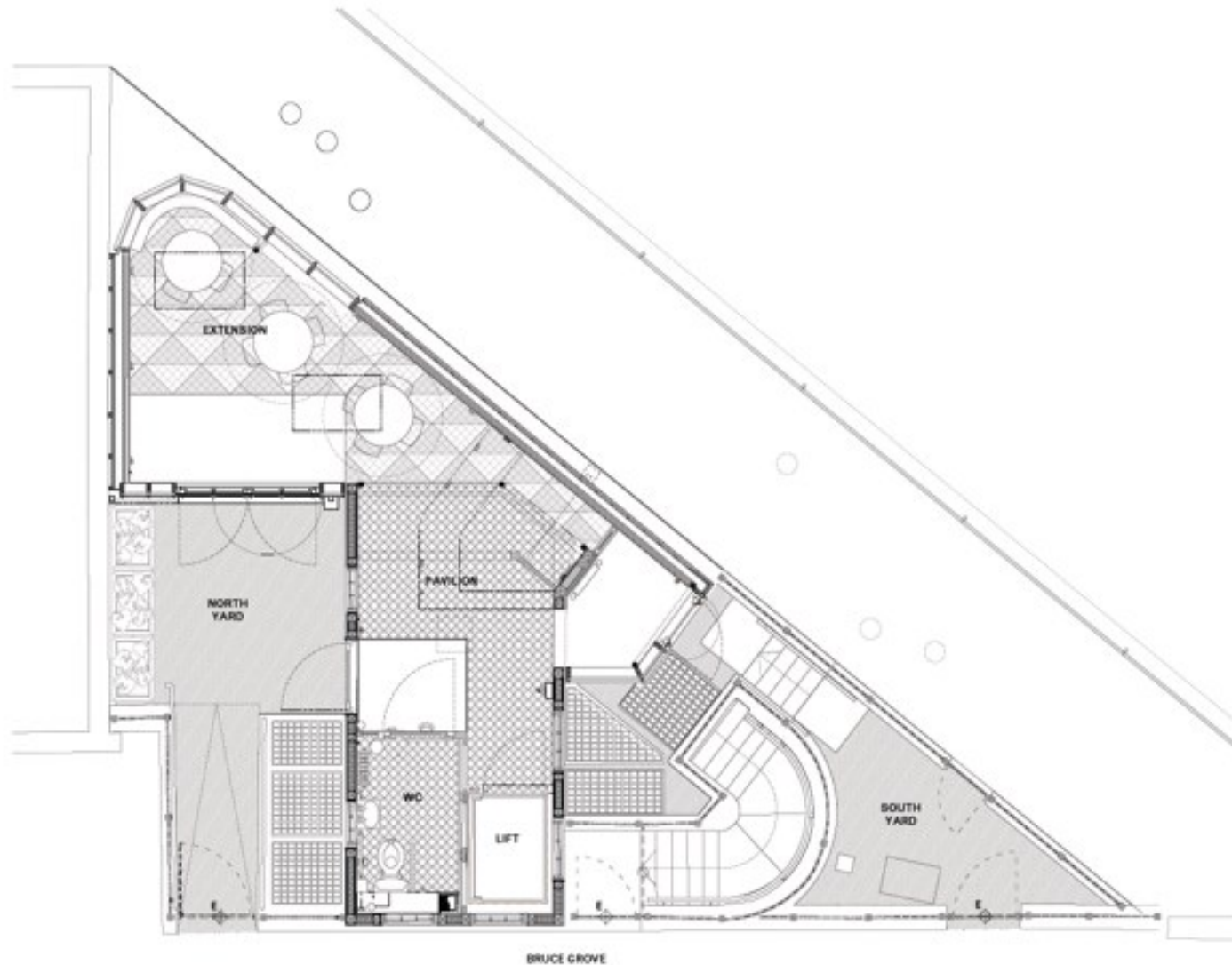
EPC - to be confirmed.

## Reference Charge

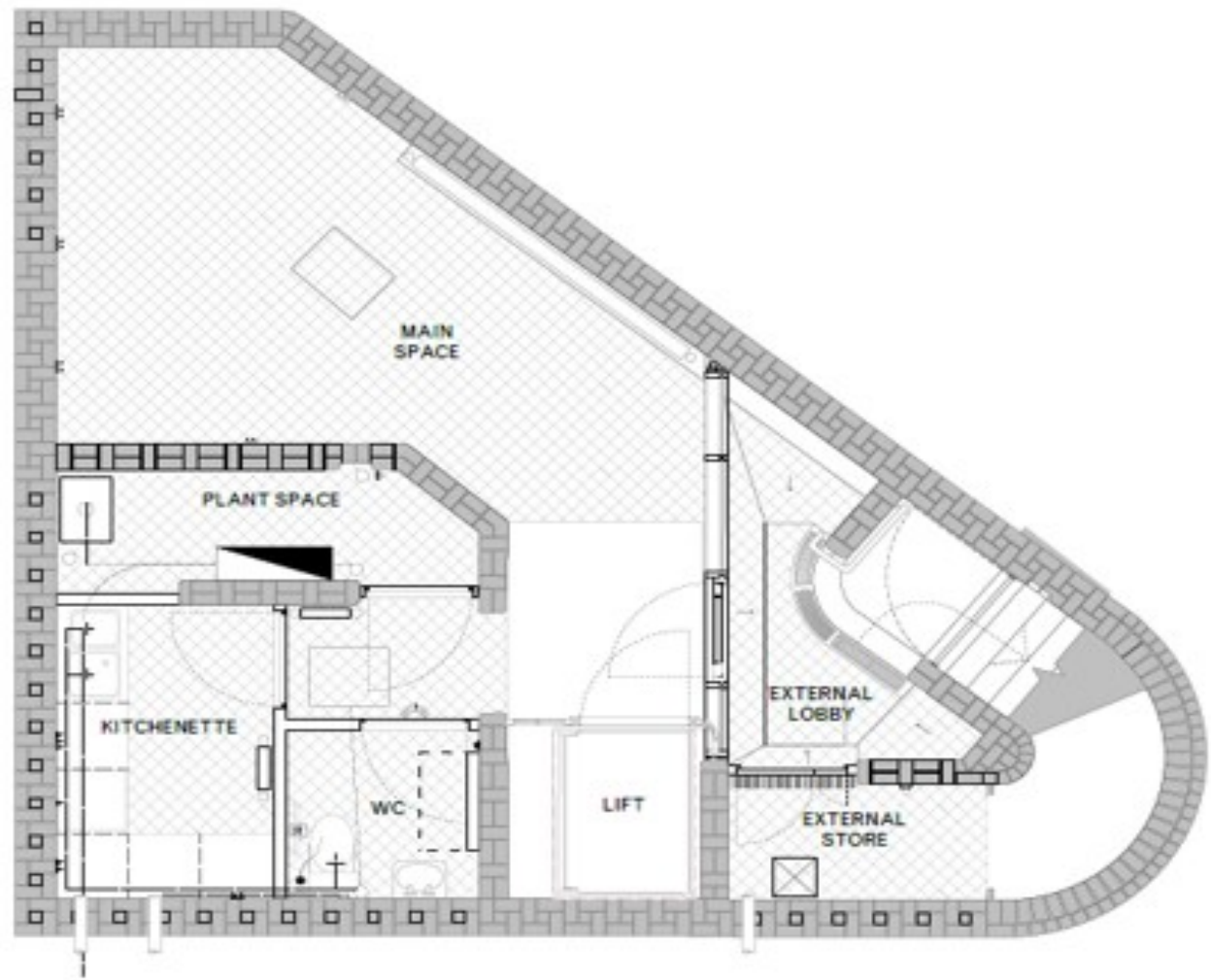
Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



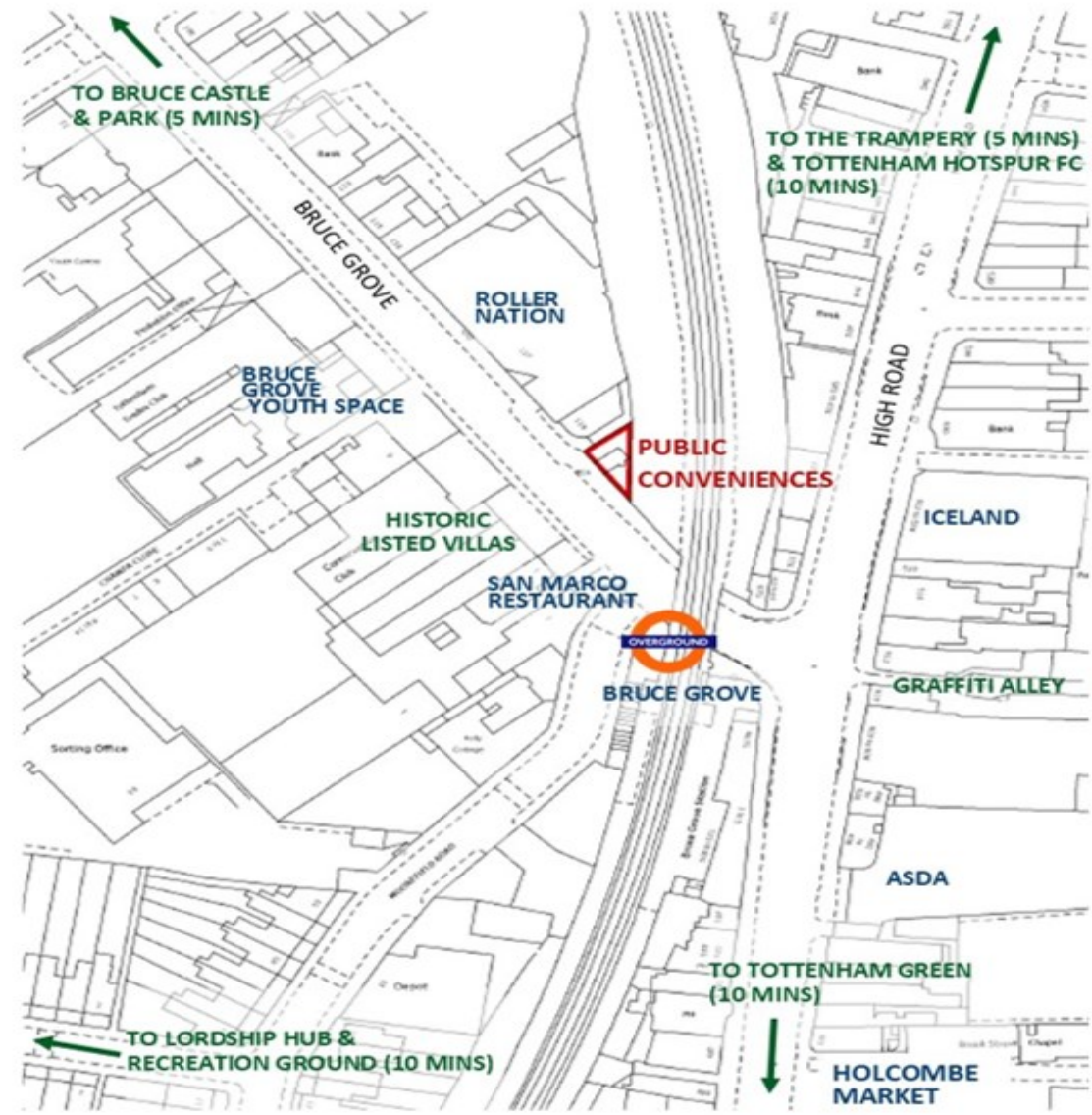
*Ground Floor*



*Basement*



▲ **Cafe location**



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 and services connected. 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, nor constitute 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.

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 Claridges. 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. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges 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. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

## Subject to contract

## Viewing

By appointment only via Sole Agents:

0208 559 1122

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