



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

**SHOP TO LET
REFURBISHED**

53 Fortis Green Road, Muswell Hill, London, N10 3HP

70.32 m² / 756 ft²



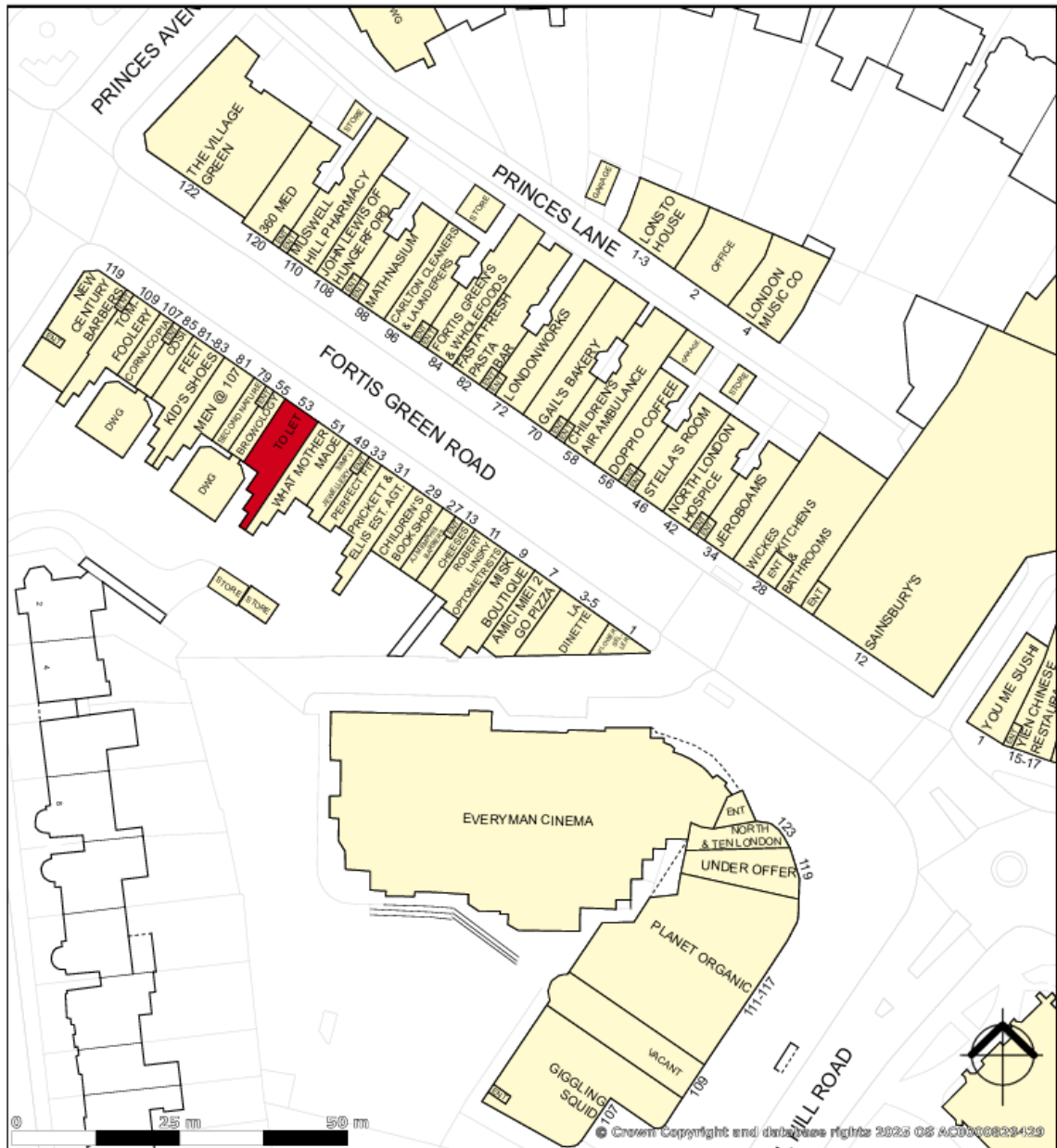
LOCATION

Muswell Hill is one of London's most affluent suburbs and is equidistant between East Finchley & Highgate Stations (Northern Line).

Fortis Green Road runs from Muswell Hill Broadway and Queens Avenue.

#53 is situated mid-terrace on the west side of Fortis Green Road.

Nearby occupiers include the **Everyman Cinema, Gail's Bakery, Fasta, Stella's Room, Doppio Coffee, Planet Organic, Tomfoolery, What Mother Made, John Lewis of Hungerford, Cook and Sainsbury's Local.**

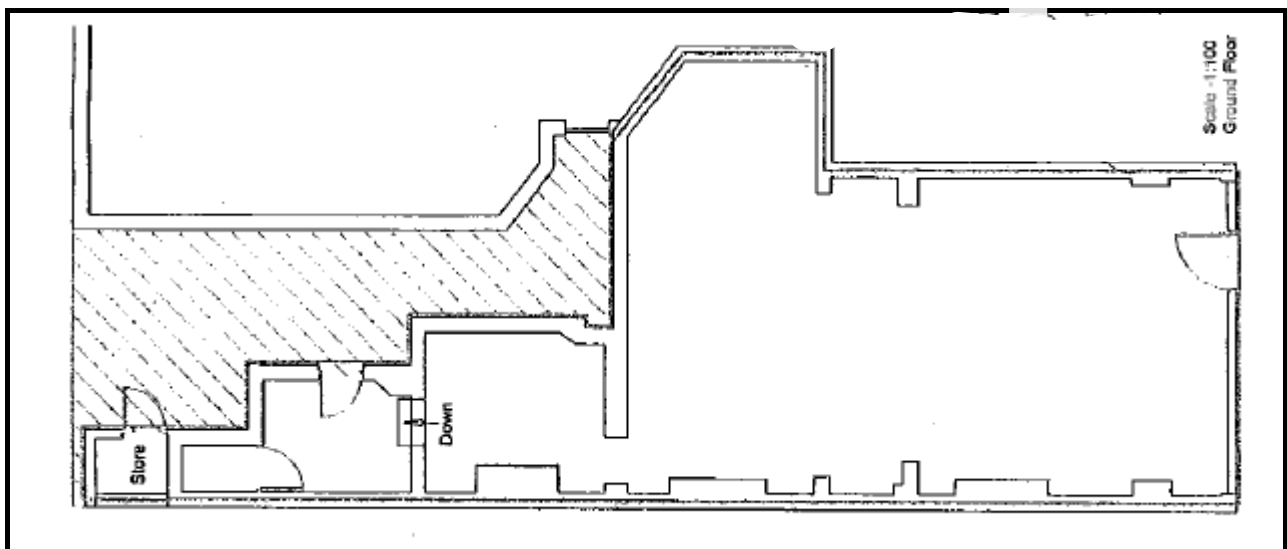


created on **edoza**

Plotted Scale - 1:800

DESCRIPTION

The Property comprises a retail unit which benefits from a full height glazed frontage. There is a separate store and WC to the rear of the sales area.



Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. Regulated by the RICS.

ACCOMMODATION

The ground floor area (NIA) is 70.32 m² (756 ft²).

The floor to ceiling height is 3.40 metres.

PLANNING

The Property is within the London Borough of Haringey. It is not listed but is within the "Muswell Hill" conservation area. We understand that the Property has Class E use.

BUSINESS RATES

The Property is entered into the 2026 Rating List as a "Shop And Premises" with a Rateable Value of £31,500. During 2026/2027, the multiplier for small retail is 38.20.

EPC

The Property has an EPC rating of "C 65". This Certificated is valid until 20th October 2035.

AVAILABILITY

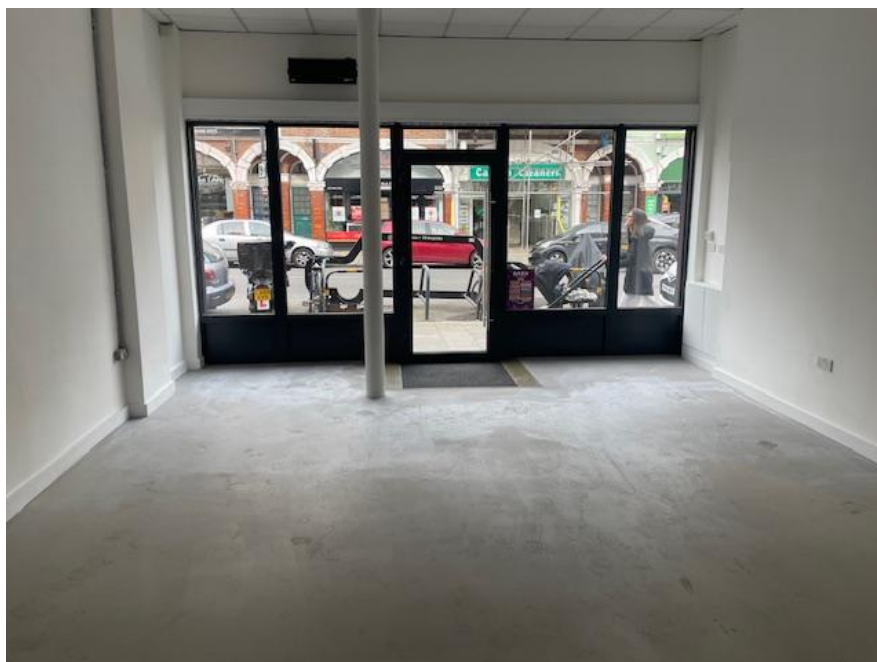
The Property is available to let on new full repairing and insuring lease outside the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£42,500 per annum.

VAT

VAT is NOT payable on the rent.



For more information or to arrange a viewing, please contact:

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