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**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## SHOP TO LET

**81 Fortis Green Road, Muswell Hill, London, N10 3HP**

**62.80 m<sup>2</sup> / 676 ft<sup>2</sup>**



### 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.

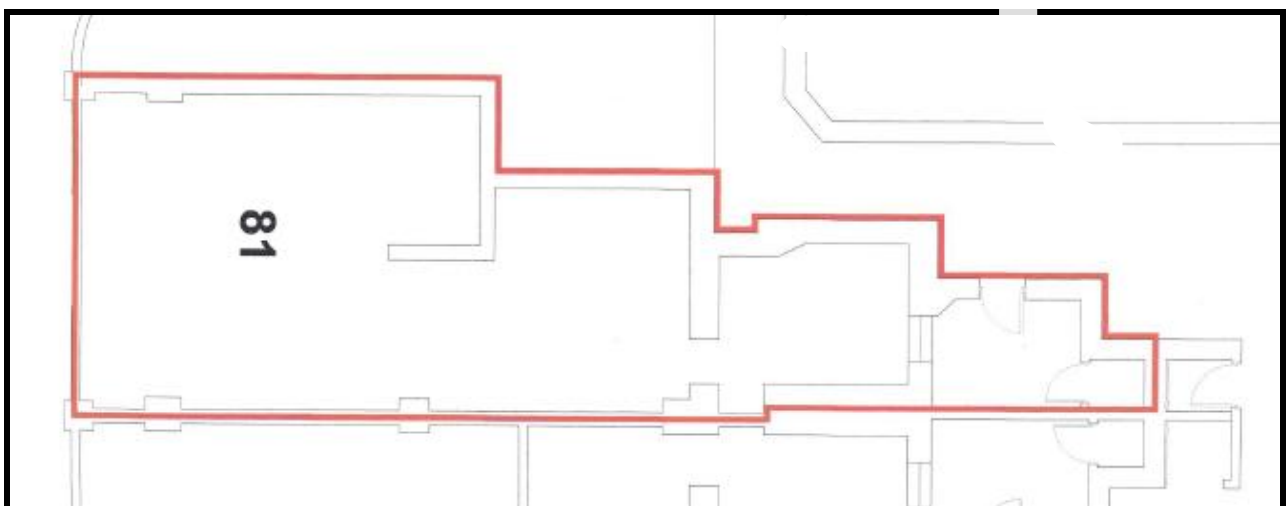
#81 is situated mid-terrace on the west side of Fortis Green Road.

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.**



**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 62.80 m<sup>2</sup> (676 ft<sup>2</sup>).

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 £30,750. The UBR for 2025/2026 is 38.20 for buildings occupied for retail, hospitality and leisure use.

## EPC

The Property has an EPC rating of "B (49)". This Certificate is valid until 5<sup>th</sup> November 2030.

## AVAILABILITY

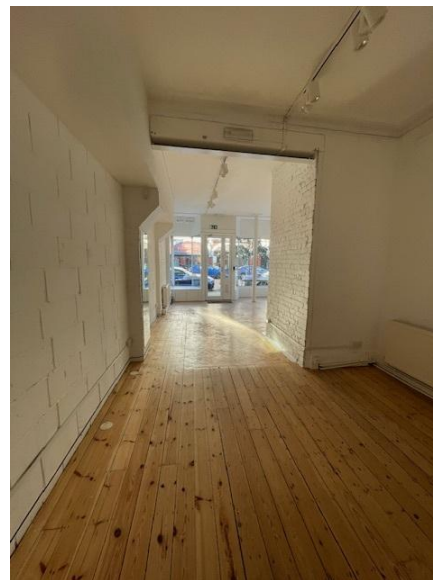
The Property is available to let on new full repairing and insuring lease outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## RENT

£40,500 per annum.

## VAT

VAT is NOT payable on the rent.



Virtual Tour - <https://youtu.be/yAP1uVbXlpo?si=hGpsL7JQ3lanRBST>

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

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