

Draft Particulars Only

SHOP LEASE ASSIGNMENT

**120 ALEXANDRA PARK ROAD
MUSWELL HILL
LONDON
N10**



Location:

Muswell Hill is an affluent North London suburb situated on the south side of Alexandra Park Road within a popular and busy local parade of shops including cafes, personal training and the ever popular Maid of Muswell Pub.

Description

A ground floor retail half shop with Class E use approx. 550 sqft, plus WC and parking to rear. The property has been trading for many years as a hairdressers/salon.

Available by way of an assignment over the existing FR&I Lease.

An early viewing is strongly advised.

TERMS:

Rent: £22,000pax Subject to Contract

Lease: Lease Assignment of 15 year lease from 2011, approx 2 years remain. The property is held inside the Landlord & Tenant Act 1954.

Premium: Offers Invited.

Business Rates: Rateable Value for 2025/26 is currently £12,750 pa
All interested parties should make their own enquiries either via London Borough of Haringay or via www.voa.gov.uk.

EPC: C (68) Rating, valid until 16/02/28

Legal Costs: Each party to be responsible for their own legal costs.
Ingoing tenant to be responsible for Landlords assignment costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

Viewing: Strictly by appointment only through owners Agents:
Grovelands 020 8731 9777 www.grovelands.net

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