

TO LET

RETAIL UNIT ON BUSY PARADE

**80 CROWN LANE, SOUTHGATE, N14 5EN,
LONDON**



729 SQFT (68 SQ M)

- **Busy parade near Southgate Tube Station**
- **Close to a diverse range of retail occupiers**
- **Busy high street location with large catchment**
- **Occupation is available immediately**

Location

The property is located on Crown Lane, within proximity to Southgate Tube Station which benefits from being on the Piccadilly Line. The area has a vibrant community with a diverse range of neighbourhood retailers which attracts a diverse customer base.

Description

The property comprises a ground floor lock-up shop with glass frontage and electric front and rear shutters. It features hardwood flooring throughout, along with a rear kitchen area and WC with basin. A private garden is located at the rear, with external access offering additional versatility and convenience.

Size

The property offers the following approximate dimensions and net internal floor areas:

- Ground Floor
 - NIA: 729 sq ft
 - Toilet: 24 sq ft
 - Shop Frontage: 21 ft
 - Shop Depth: 42 ft

Rateable Value

Rateable Value:
<https://www.gov.uk/find-business-rates>

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the local council.

Energy Rating

EPC Rating: B-46

VAT

We understand that VAT will not be chargeable on the rent.

Planning

Currently Use Class E

Legal Fees

Each party will be responsible for covering their own legal fees.

Lease

Offers in the region of £25,000 per annum.

(Exclusive rates and bills)

Lease Terms: By Negotiation

Viewing

Viewings can only be carried out with prior notice by contacting: -

Email: agency@leebaron.com

Tel: 020 7758 5894

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