

TO LET

18 High
Street
London
N8 7PB

£35,000 PER ANNUM



KEY INFORMATION

RENT: £35,000 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to bear their own legal fees

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

RATES: Rateable value - £30,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

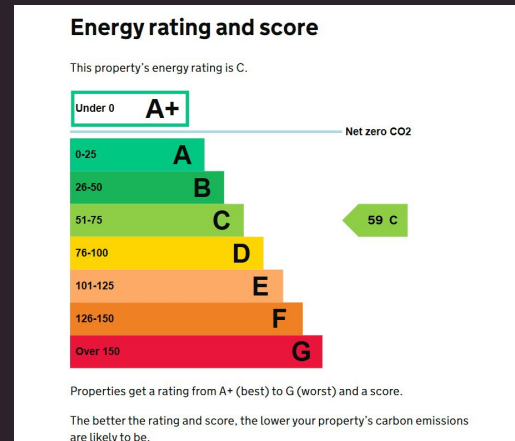
VIEWING: Via owners sole agents Paul Simon Seaton Commercial 0208 800 4321

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

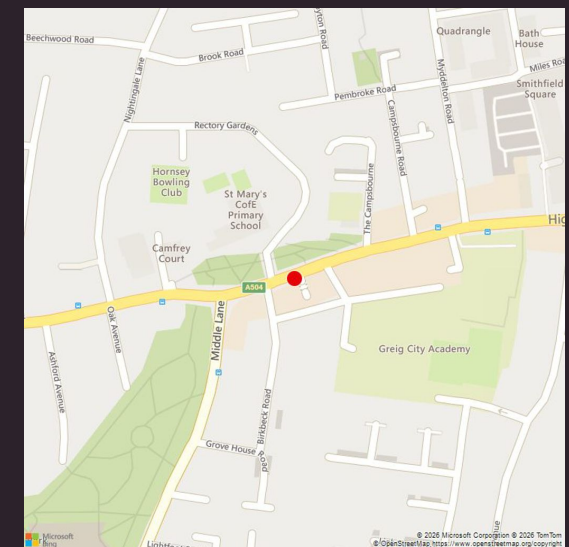
PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING



Energy Rating C 59



Paul Simon Seaton
Commercial & Investment

psscommercial.com

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FEATURES

- Vibrant Location
- Sports Bar

Currently trading as a sport bar. Decorated to a good standard with laminate flooring, male & female w/c and rear access. Frontage 17' approx.

Set on Hornsey High Street a vibrant hub nestled between the affluent neighbourhoods of Crouch End and Muswell Hill. Hornsey Rail Station offering links into Old Street and Moorgate a short walk away as are the green spaces of Priory Park and 'Ally Pally'

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.





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