



RETAIL SHOP - TO LET

MUSWELL HILL BROADWAY, LONDON, N10



Rent:

£40,000 PAX

Key Features

- Good location just off Muswell Hill roundabout
- Shop Front of over 23 Ft approx.
- Gross Internal Ground Floor Area 500 Sq Ft Approx
- First floor mezzanine area 120 Sq Ft Approx
- Ornate period shop front

Viewings Strictly by appointment with the Landlord's sole agent

All Enquiries
020 8203 2012

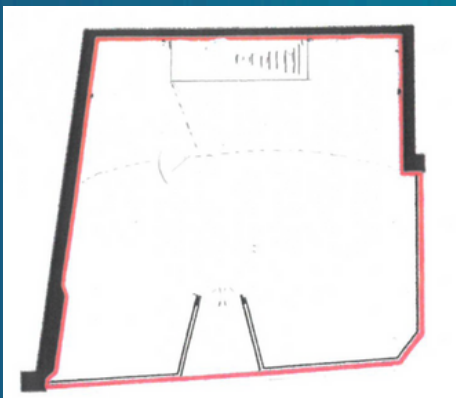
Email: Professional@sgsurveyors.co.uk

Description

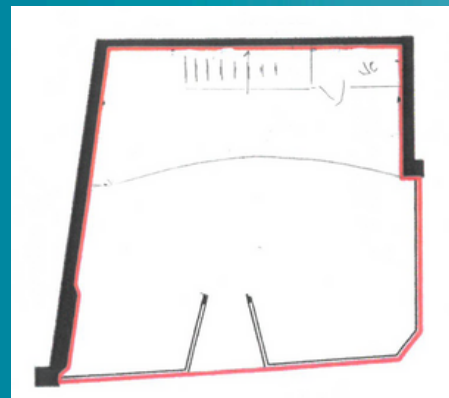
This boutique shop (previously arranged as two half shops) is offered as seen with an ornate shop front and return frontage facing down Dukes Avenue.

The shop benefits from a retail class E use.

The shop also benefits from a generous shop ceiling height at the front with a mezzanine installed at the rear of the shop. A staff WC and kitchen area are sited on the mezzanine. (plan provided below for illustration purposes)



Ground Floor shop



Mezzanine

Location

- Located in the affluent Muswell Hill area with popular landmarks including Alexandra Palace, drawing regular visitors and nearby offices highly sought after schools, leisure facilities and residential properties supporting consistent trade.
- Muswell Hill Broadway has a vibrant mix of independent boutiques, cafés, restaurants and national retailers (including M&S, Pret a Manger, Oliver Bonas, as well as banks, building societies and well-known brands) creating a lively commercial environment.
- Excellent transport connections via multiple bus routes to Highgate, East Finchley, Alexandra Palace and central London with Highgate and East Finchley (Northern Line) Underground station providing the nearest Tube link.



TERMS

The Property is available on a new FRI lease for a term to be agreed.

VAT

The property is not optioned for VAT and VAT is therefore not payable on the rent.

EPC

Band E - Available on Request

Anti Money Laundering

Due to Anti Money laundering regulations it is now standard to conduct personal company and general AML checks and SG Surveyors to conduct checks on all tenants and any other entity that has or is to have a relationship with the property

Legal Fees

Each Party to bear own legal fees

Viewings

Strictly by appointment with the vendor's agent SG Surveyors

Call: 020 8203 2012 or **Email:** professional@sgsurveyors.co.uk

Disclaimer: Saul Gerrard Surveyors (SGS) and the vendors of this property hereby give notice that: a) the particulars are provided as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition, necessary permissions for use, lease details, occupation, and other details are given in good faith and believed to be correct. However, any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise regarding the correctness of each detail; c) no person employed by SGS has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract.