

Shop Lease Available 275 Muswell Hill Broadway, London N10 1BY

**855 sqft/
79.44 sqm**



Description

The property comprises a fitted ground floor shop.

Features

- Beautifully fitted, air conditioned shop in the heart of Muswell Hill at a modest rent
- Tiled floors, demountable partitions provide two rooms with separate staff / kitchen area.
- Currently with retail A1 uses; alternate uses will be considered

Location

Muswell Hill is an affluent North London Suburb, A prominent position on the West side of.

Muswell Hill Broadway is the main retail area.

The shop is located close to Waitrose, Tony & Guy, Costa Coffee, William Hill, Carphone Warehouse and Pizza Express,



Areas

Gross Frontage	17 ft 0ins	5.45 m
Internal Width	17ft 0ins	7.45m
Shop Depth	48ft 2 ins	14.68m
Ground Floor	855ft ²	79.436 m ²

Rent **£39,000 pax**

Lease

A new full repairing and insuring lease for a term of 10 years subject to 5 yearly rent reviews

Costs

The parties will be responsible for their own legal costs.



Business Rates

Rateable Value: £47,250

Retail relief will apply discounting the rates payable by 30% which are estimated at £16,000

Energy Performance Certificate Band D (94)



The shop is shown unfitted in the photo to the left

Inspections

Please ring for an appointment to view.

Julian Lewis 020 8445 8808

Last & Mazin 020 7763 7763

020 8445 8808

info@julianlewisandco.com www.julianlewisandco.com
Hillside House 2-6 Friern Park London N12 9BT