



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

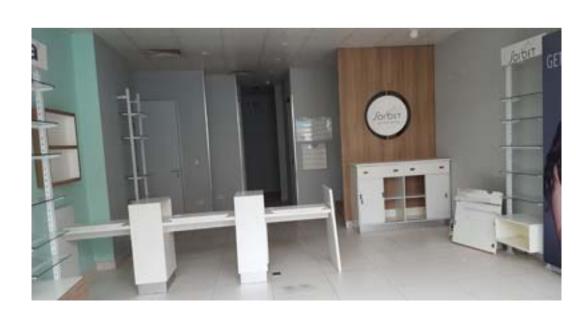
- Beautifully fitted, air conditioned shop in the heart of Muswell Hill at a modest rent
- Tiled floors, demountable partitions provide two rooms with separate staff / kitchen area.
- Currently with retail A1 uses; alternate uses will be considered

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 855ft² 79.436 m²

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