



TO LET

Retail Unit Available

DAY AND BELL

396 Muswell Hill Broadway, London, N10 1DJ

CONTACT

Anthony Di Maio

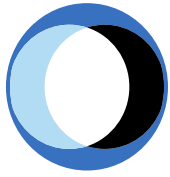
020 8016 9954 | anthonydimaio@dayandbell.co.uk

Tim Bell

020 8016 9942 | tim.bell@dayandbell.co.uk



- 94 sq m (1,013 sq ft)
- A1 Use
- Near prime pitch, between Waitrose and Toni & Guy
- Full Repairing & Insuring lease available at £30,000 pa



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Location

The property is located within the popular suburban centre of Muswell Hill Broadway. Many high class multiple traders are represented including, Little Waitrose, Specsavers and Côte Brasserie. Muswell Hill has transport links to Highgate & East Finchley (Northern Line) Stations and many bus routes serve the area. The north circular (A406) is also within two miles, providing easy access to the national motorway networks.

Services

Mains water and electricity are believed to be connected to the subject property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

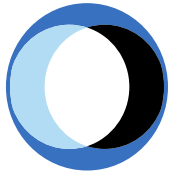
Accommodation

AREA	SQ M	SQ FT
Sales	63.33	682
Basement (Hatch access not inspected)	30.75	331
Total Net Internal Area	94.08	1,013

Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed. The proposed rental is £30,000 per annum, subject to five-yearly rent reviews.





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Business Rates

Rateable Value RV 2017: £41,750. This assessment includes the upper floors assessed by VOA as £2,405. Applicants should verify the rates payable with the VOA / local authority.

Use

The property has planning consent for A1 (Retail Use). Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

VAT

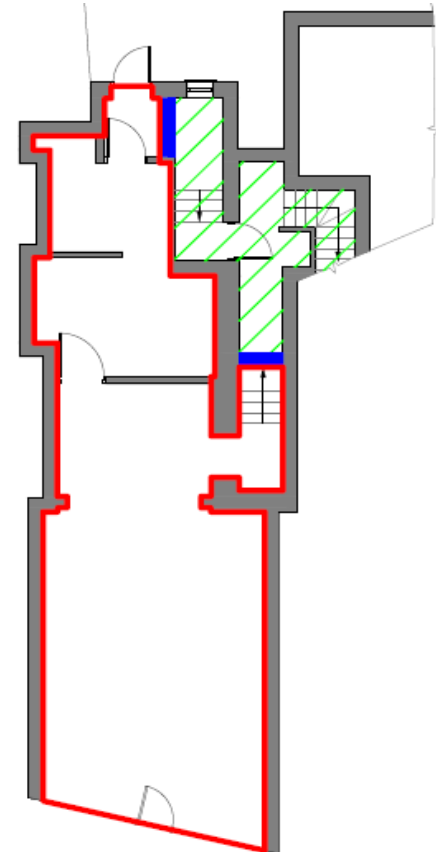
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Legal Costs

The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

EPC

The Energy Performance Asset Rating is D



Demise outlined in red, not to scale

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