

Day and Bell



**396 Muswell Hill Broadway
London
N10 1DJ**

94.08 sq m (1,013 sq ft)

**Shop
TO LET**



- Near prime pitch, between Waitrose and Toni & Guy
- Popular neighbourhood parade



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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 Carluccio's. 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.

ACCOMMODATION:

Area	Size	
Sales	63.33 sq m	682 sq ft
Basement (Hatch access not inspected)	30.75 sq m	331 sq ft
TOTAL Net Internal Area	94.08 sq m	1,013 sq ft

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.**

TERMS & 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 £43,000 per annum, subject to five-yearly rent reviews.

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.

PLANNING: 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

VIEWING STRICTLY BY APPOINTMENT. Please contact Anthony Di Maio:
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