# CLASS E OPPORTUNITY

# 190 THE BROADWAY



## **Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

 Rateable Value
 £71,500

 UBR (24/25)
 0.546p

All parties are to advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of C. A full report is available upon request.

### **Legal Costs**

Each party to pay their own legal fees incurred in this transaction.

### Viewing

Strictly by appointment through sole agents, Green & Partners, contacting:

Freddie King 07545 386694

freddie.king@greenpartners.co.uk

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

### In partnership with:



# green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that. These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.

Subject to Contract

### Description

Muswell Hill is a suburban district of the London Borough of Haringey, north London. It is situated 5.5 miles (9 kilometres) north of Charing Cross. Neighbouring areas include Highgate, Hampstead Garden Suburb, East Finchley and Crouch End.

The property occupies a prominent position on The Broadway approaching Muswell Hill Roundabout. Nearby retailers include Vodafone, Holland & Barrett, Pret A Manger, Oliver Bonas and White Stuff.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are currently arranged over a ground floor banking hall, providing the following approximate areas:

Total	2,055 sq. ft.	(190.92 sq. m)
Ground Floor Ancillary	335sq. ft.	(31.12 sq. m)
Ground Floor Sales	1,720 sq. ft.	(159.79 sq. m)

Plans of the accommodation are available upon request.

### User

The premises currently falls under Class E.

### Lease

The premises are available by way of an assignment of the existing lease expiring 24 June 2028. Alternatively, a new sublease may be available for a term to be agreed.

### Rent

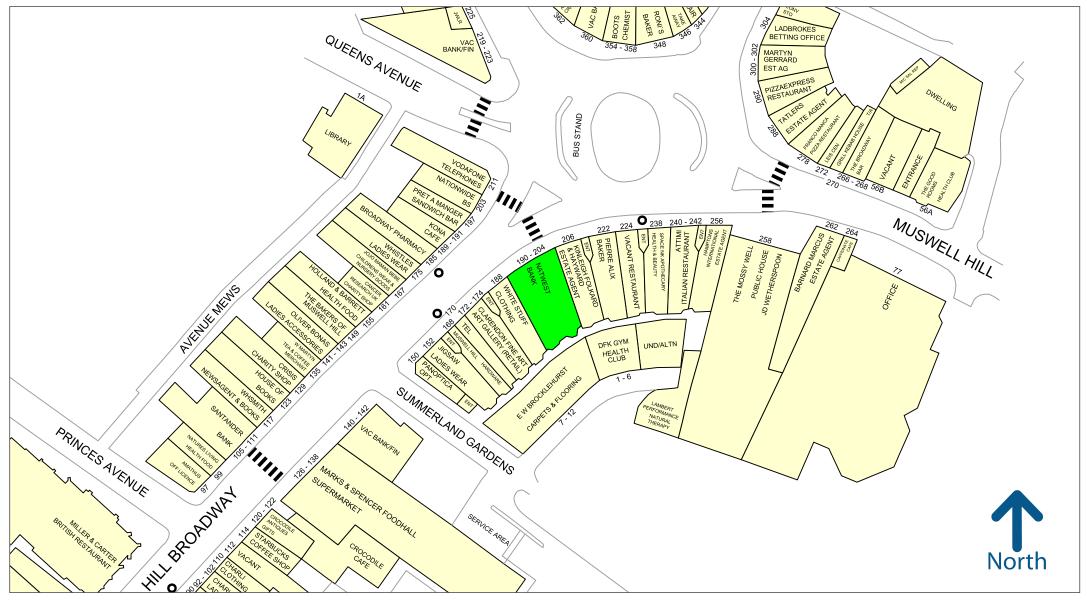
£105,000

per annum exclusive.

experian.

Map data





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