

CLASS E OPPORTUNITY

MUSWELL HILL

190 THE BROADWAY

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:

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

Subject to Contract



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**

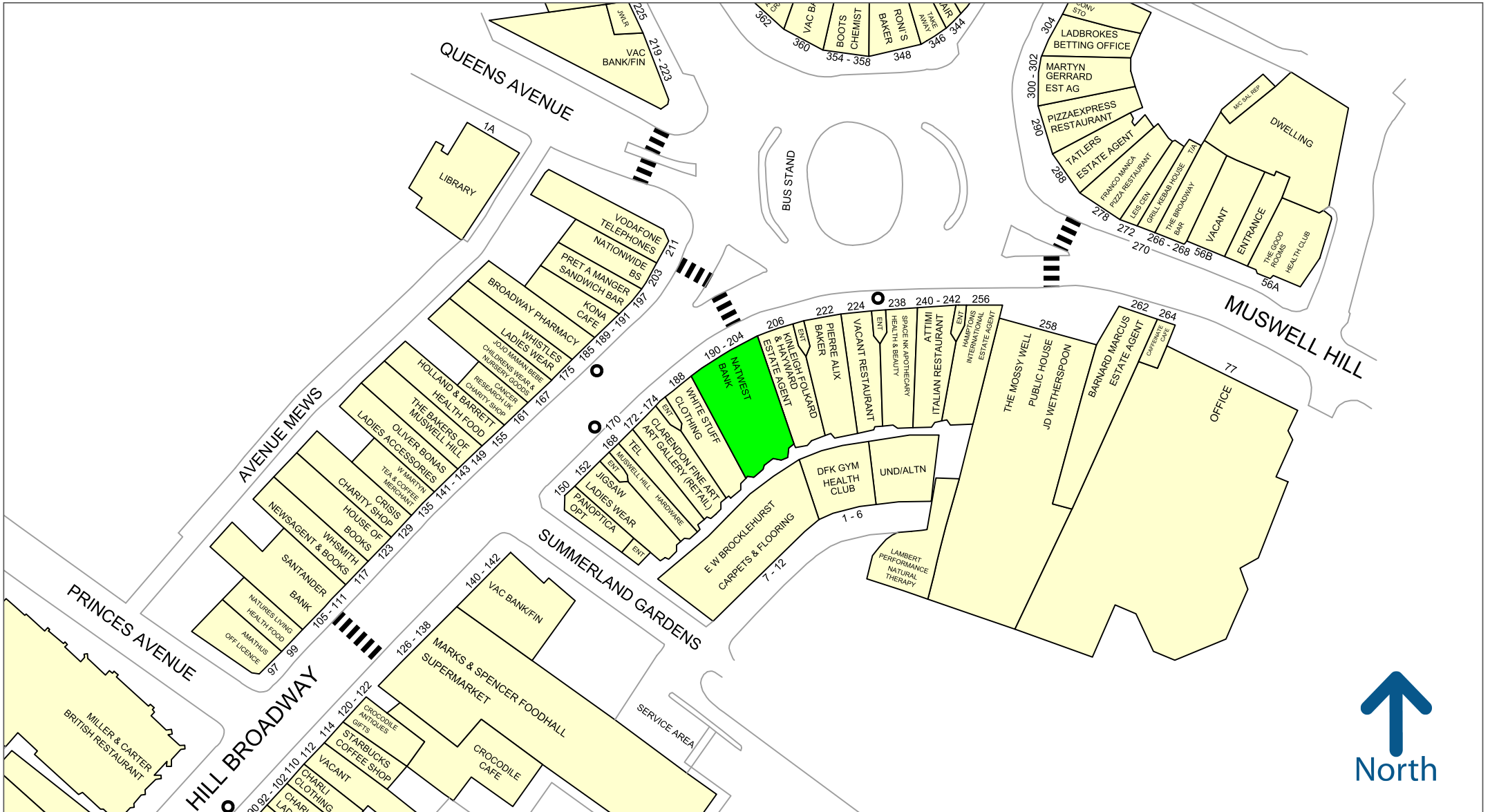
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In partnership with:





50 metres

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