

PRIME PREMISES TO LET 360 MUSWELL HILL BROADWAY, LONDON, N10

LOCATION

The premises are located in the prime pitch on Muswell Hill Broadway in the affluent London suburb of Muswell Hill.

Operators close by include Roni's Bakery, Boots, Costa Coffee, Waitrose, Pret a Manger, Vodafone, Holland & Barratt and Space NK.

ACCOMMODATION

The premises are arranged over ground floor only, offering the following approximate areas.

Ground Floor 1,522sqft

*The premises have rear access for deliveries and there is parking available.

RENT

£77,500 per annum exclusive.

LEASE

The premises are available by way of a new lease for a term to be agreed.

USE

The property falls within Class E of the Uses Classes Order. A variety of uses will be considered.



RATES

Rateable Value: £49,250

Rates Payable 24/25: £24,576 per annum

Interested parties may benefit from rates relief. Please contact the Local Authority for further information.

TIMING

Subject to vacant possession, the premises are ready for handover immediately.

LEGAL COSTS

Both parties will pay their own fees in connection with the transaction.

EPC

Available on request.

VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

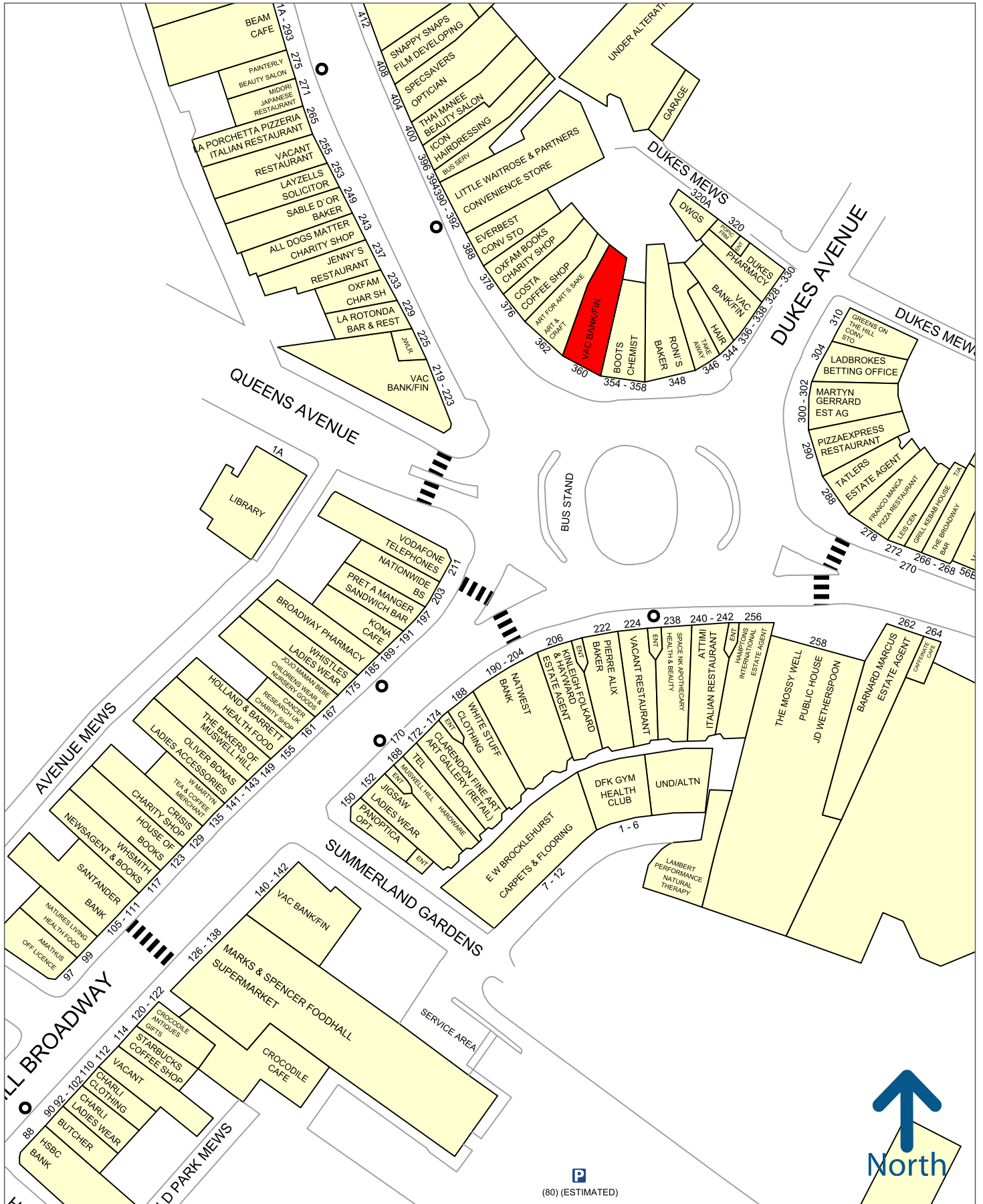
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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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50 metres

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Experian Goad Plan Created: 17/07/2024
Created By: Blanchflower Lloyd Baxter

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