

# 66 Highgate High Street, London N6 5HX

JOHN D WOOD

## Shop to rent in a prominent high street location



### LOCATION

Situated in a prominent position on Highgate High Street, the Property is situated within the heart of Highgate Village.

Highgate provides a range of commercial and leisure services to businesses and staff. The property is close to Highgate Bus Station and 0.5 miles from Highgate Underground Station (Northern Line). Highgate also has road links to Central London, the A406 (North Circular Road) and M1 Motorway.

### DESCRIPTION

The property is spread over 1,530 sq ft, with most of the shop occupying the ground floor. The premises benefits from a route for extraction (although no extraction is currently in situ), a large dining area on the ground floor, and additional storage facilities in the basement.

The unit has a good frontage onto the high street, and a canopy allowing for some outdoor seating.

### MEASUREMENTS

The Property has the following measurements:

Ground - 980 sq ft

Lower ground - 550 sq ft

Total - 1,530 sq ft

### TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Asking rent: £60,000 pa

### BUSINESS RATES

From 1 April 2023 the rateable value of the property is £48,750 pa, reflecting rates payable of circa £24,325 pa.

Interested parties are recommended to confirm the above with the ratings department.

### VAT

The property is elected for VAT.

### USE

The current permitted use of the building is understood to fall within Class E, and has previously been used as a coffee shop (Costa Coffee).

### LISTED BUILDING

The property is Grade II listed.

### MARKETING AGENTS

For more information or to arrange a viewing, please contact John D Wood on:

George Cracknell

07384 897647

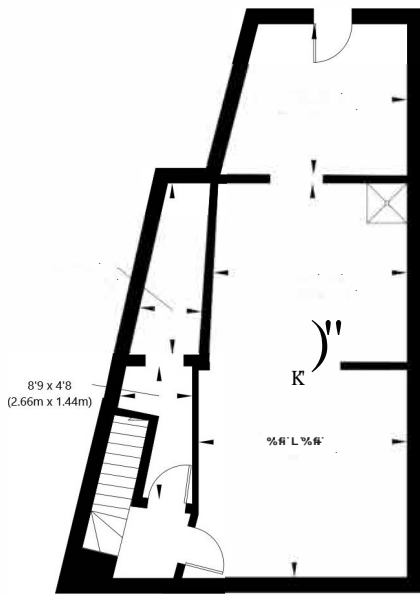
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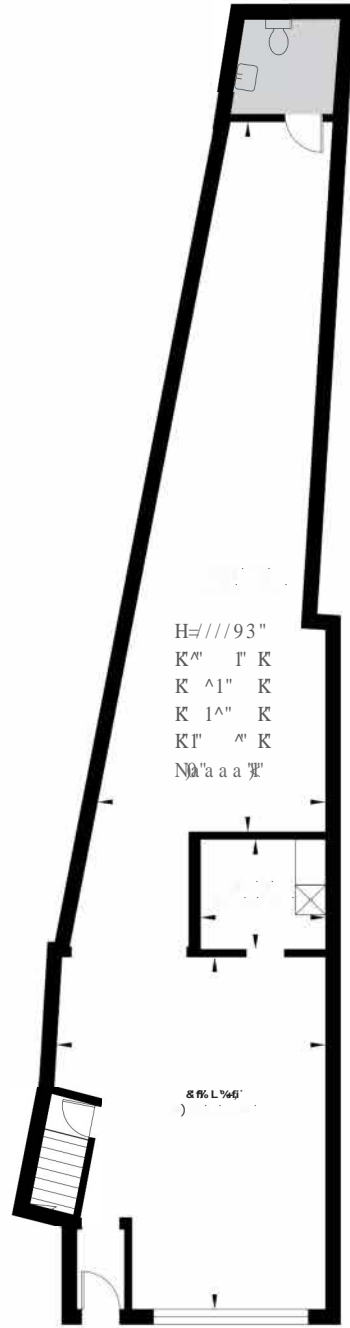
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