



**USE CLASS E - Unit Available – OUTDOOR SEATING**

***119 MUSWELL HILL ROAD,  
N10 3HS***

The property is located in the affluent London village of Muswell Hill in a commanding position on the central roundabout with significant outdoor seating

Nearby retailers include Cook, Sweaty Betty, Planet Organic, Oree, Everyman, Gail's, Joe & The Juice, Marks & Spencer, Starbucks and Le Creuset.

**Orme**  
PROPERTY

**RENT** £50,000 per annum

**ACCOMMODATION** Ground: 700 sq ft (65 sq m)

**BUSINESS RATES** Rateable value: £tbc  
Rate Payable: £tbc

Interested parties are advised to make their own enquiries with the local authority.

**LEASE**

Assignment of existing lease expiring 18<sup>th</sup> Dec 2035 inside the Act

**PROFESSIONAL COSTS**

Each party is to be responsible for its own legal and other professional costs incurred.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC has been commissioned and will be made available to interested parties.

**VIEWINGS**

**Oliver Muers-Raby**  
olliemr@ormeproperty.co.uk  
020 7499 0440

**James Hiscox**  
jameshiscox@hdh.co.uk



Orme PROPERTY

Muswell Hill



Experian Goad Plan Created: 25/10/2022

Created By: Orme

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