

Assignment of
Lease (12 Years
Unexpired)

240-242 Muswell
Hill Broadway
Muswell Hill
London N10 3SH

£55,000 PREMIUM

£62,500 PER ANNUM



KEY INFORMATION

RENT: £62,500 Per annum £55,000 Premium

TENURE: By way of assignment of the current lease

LEGAL COSTS: Ingoing tenant to bear both sides reasonable related legal costs.

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

RATES: Rateable value - £66,500 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

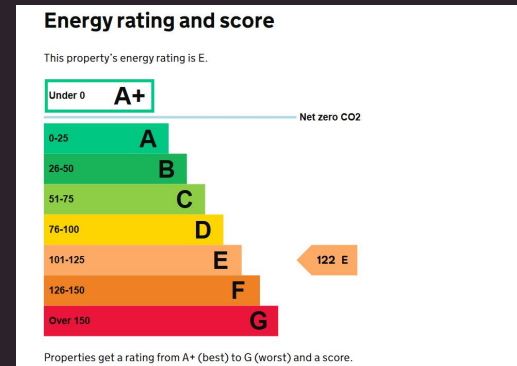
VIEWING: Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

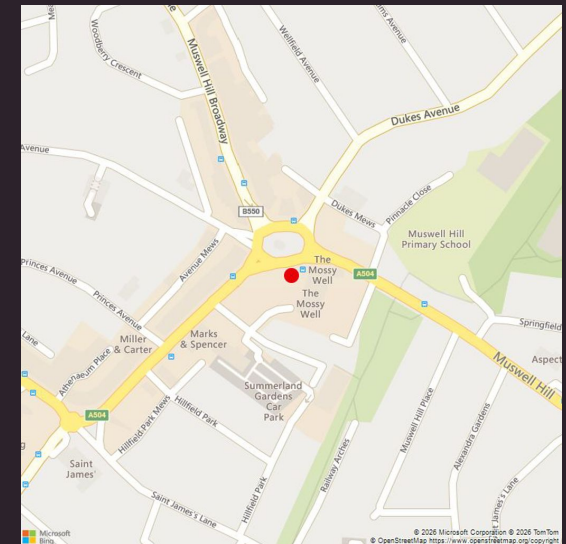
PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING



Rating E 122 - Available upon request



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FEATURES

- Assignment of Existing Lease 15 years from 2022
- Great Location
- High Footfall
- £55,000 Premium

Ground floor lock-up shop part of a beautiful 4-storey Victorian building well fitted as a restaurant, extraction canopy within the main area.

Net Internal Area: 1,187 sq. ft.

Lease 15 years from 2022



The property is nestled in the heart of Muswell Hill Broadway close to the junction with Fortis Green Road and St James's Lane. Multiples include Waitrose, M&S and Sainsbury as well as numerous independent retailers. Alexandra Palace and Park is located just off to the east.

East Finchley Underground Station is approximately 1.1 miles distant and Alexandra Palace Train Station is 1.2 miles distant.

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the



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