

New lease - Class E use - 298 sq ft sales

25 Vervan Court, Park Road, London, N8 8JR



LOCATION: The property is located in Vervan Court, on the eastern side of Park Road in Crouch End. It is a 20 minute walk from Highgate tube station, to the east, and Hornsey station, to the west. The property is adjacent to **Hair on the Broadway**, with **Thompsons Beer Shop** coming soon at 26 Vervan Court. Other operators in close proximity include **Waitrose**, **Gails Bakery** and **Greggs**.

TERMS: A new effectively full repairing and insuring lease for a term to be agreed.

RENT: On application.

ACCOMMODATION: The shop is arranged over ground floor only and comprises the below approximate measurements and net internal floor areas.

Net Frontage	11 ft 9 ins	(3.59 m)
Sales Width (front)	12 ft 6 ins	(3.81 m)
Sales Width (rear)	9 ft 2 ins	(2.78 m)
Ground Floor Sales	298 sq ft	(27.68 sq m)

MEDIA: [Click here](#) for virtual inspection.

USE: The property benefits from Class E use.

LEGAL COSTS: On agreement of Heads of Terms, the prospective tenant is to pay a holding deposit from which the landlords legal costs will be deducted.

EPC: An EPC is available on request.

RATES: Rateable Value: £11,750 - the property is eligible for small business rates relief.

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