

**488 Muswell Hill
Broadway
London
N10 1BT**

To Let By Way of new Lease

£32,000 Per annum

Set in the heart of the Muswell Hill shopping district, a bustling hub for food, drink and retail. Close by multiples include Oliver Bonas, Sainsbury, M&S Simply Food, JD Wetherspoon together with many local retailers. Numerous bus routes serve the area



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

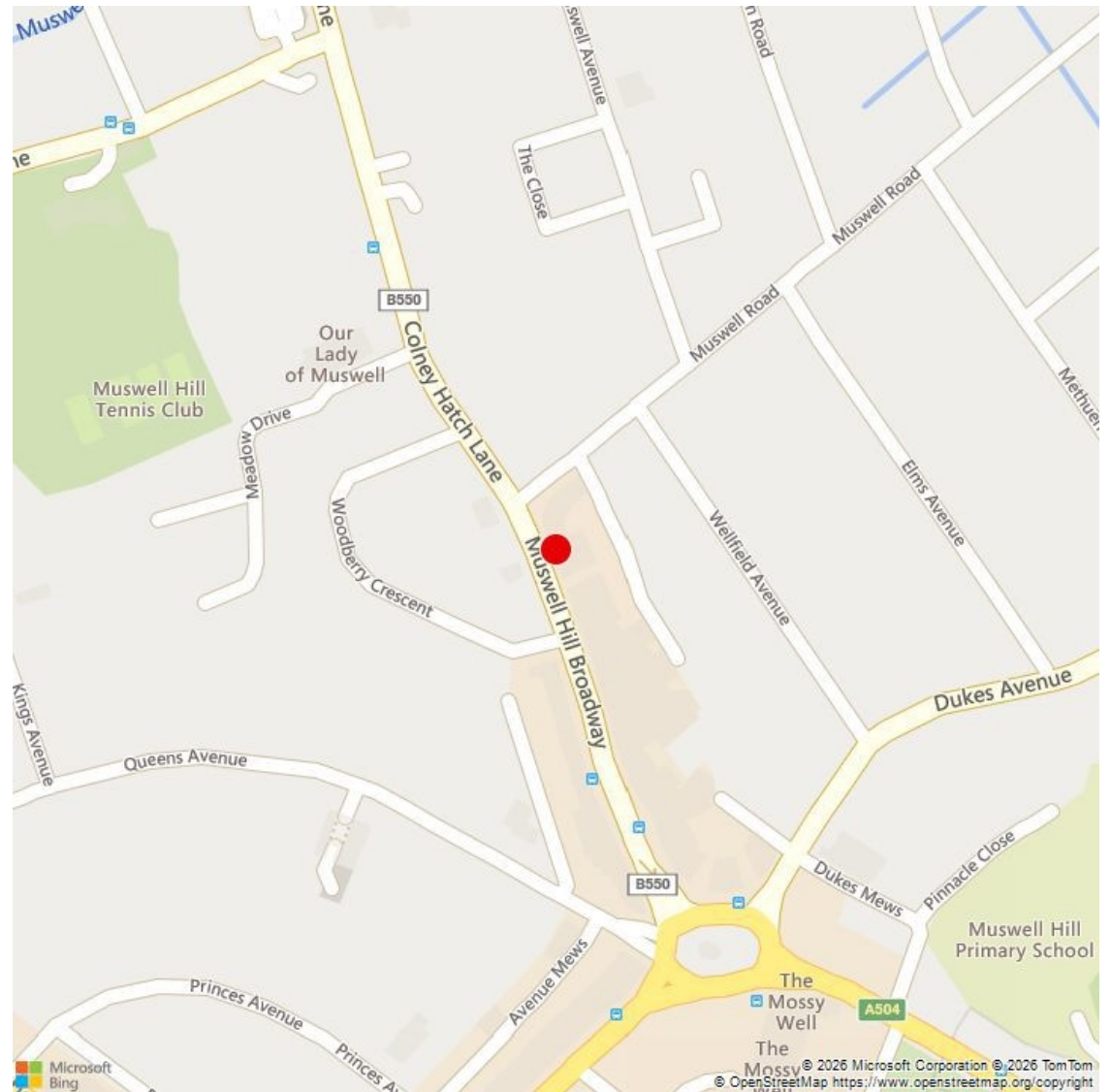
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Frontage of 15'6, providing approximately 560 sq ft retail area plus ancillary including kitchen and w.c 90 sq ft approx .
Has been trading as a wine bar for many years



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Rent

£32,000 per annum

EPC

In the process of being commissioned

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Each side to bear their own legal fees



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Rates

Please enquire of Haringey Council

VAT

We await the VAT status of the building

Viewing

Via the owners agents Paul Simon Seaton Commercial 020 88 00 4321

N.B. 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 property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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