



PRIME LOCATION MULTI-USE RETAIL UNIT - TO LET

376 MUSWELL HILL BROADWAY
LONDON N10 1DJ

bf
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LOCATION

376 Muswell Hill Broadway occupies a highly prominent position within the heart of Muswell Hill, one of North London's most affluent and desirable retail destinations. Muswell Hill is renowned for its attractive Edwardian architecture, vibrant café culture and exceptionally strong mix of premium national retailers, independent boutiques and high-quality restaurants, creating a thriving shopping environment with consistently high levels of footfall.

The property benefits from excellent connectivity, with numerous bus routes serving the Broadway and convenient access to both East Finchley Underground Station (Northern Line) and Alexandra Palace railway station, providing direct links into Central London and beyond. The surrounding affluent residential catchment generates strong day-to-day trade, whilst the area's reputation as a destination shopping location attracts visitors from across North London.

Nearby occupiers include Little Waitrose, M & S Foodhall, Oliver Bonas, Whistles, White Stuff, Pret A Manger, Clarendon Fine Art, Franco Manca, Boots, Space NK, Crew Clothing Company, Holland & Barrett, Sweaty Betty, Le Creuset and Joe & The Juice.

Muswell Hill has an affluent demographic profile with above-average household incomes, reflected in the quality of its retail offer and the very low levels of vacancy across the Broadway.

Retail Opportunity
LEASE FOR SALE



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BROADWAY
LONDON**
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LEASE FOR SALE

DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground floor	84.07	905
Basement anc.	85.84	924
TOTAL	168.91	1,829

LEASE

Held of a 10 year effectively Full Repairing and Insuring lease, contracted inside the Landlord & Tenant Act from 29 September 2019 , due to expire on 28 September 2029.

Please note that there is an outstanding rent review dated September 2025, to be documented at nil increase.

RENT

£55,000 per annum exclusive plus VAT (if applicable).

TERMS

Offers invited for a lease assignment.



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EPC

Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £53,000.

For rates payable please refer to the Local Charging Authority, London Borough of Haringey - 020 8489 1000

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



CONTACT

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