

**12 Woodfall Road
London,
N4 3JB**

TO LET

**BY WAY OF NEW
LEASE**

£20 Per sq foot

Located opposite Woodfall Park within close proximity to the various shopping facilities of Stroud Green Road and close to good transport links of Finsbury Park Underground, Mainline and Bus Stations.



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

Comprising a Former School (D1 Use) arranged over ground, first, second and third floors. The property benefits from gas central heating and the third floor includes front and rear terraces. In addition, there is separate access to the property via a side passage also accessed from Woodfall Road.

Ground Floor: 2 Rooms, Kitchen, 2 WCs: GIA Approx. 920 sq. ft.*

First Floor: 2 Rooms, Shower, 2 WCs: GIA Approx. 780 sq. ft.*

Second Floor: 3 Rooms, Shower, 2 WCs: GIA Approx. 760 sq. ft.*

Third Floor: 1 Room, Store: GIA Approx. 460 sq. ft.*

*Areas exclude common part halls and stairs

Rent

£20 Per sq foot

Tenure

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

Costs

Ingoing tenant to bear both sides reasonable related legal costs

Rates

Rateable Value (as taken from the Gov.uk)

Ground floor - £7,100 First floor - £6,900 Second floor - £6,500 Third floor - £2,425

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

EPC

Available upon request

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.

Viewing

Via the owners sole agents Paul Simon Seaton Commercial 0208 800 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.



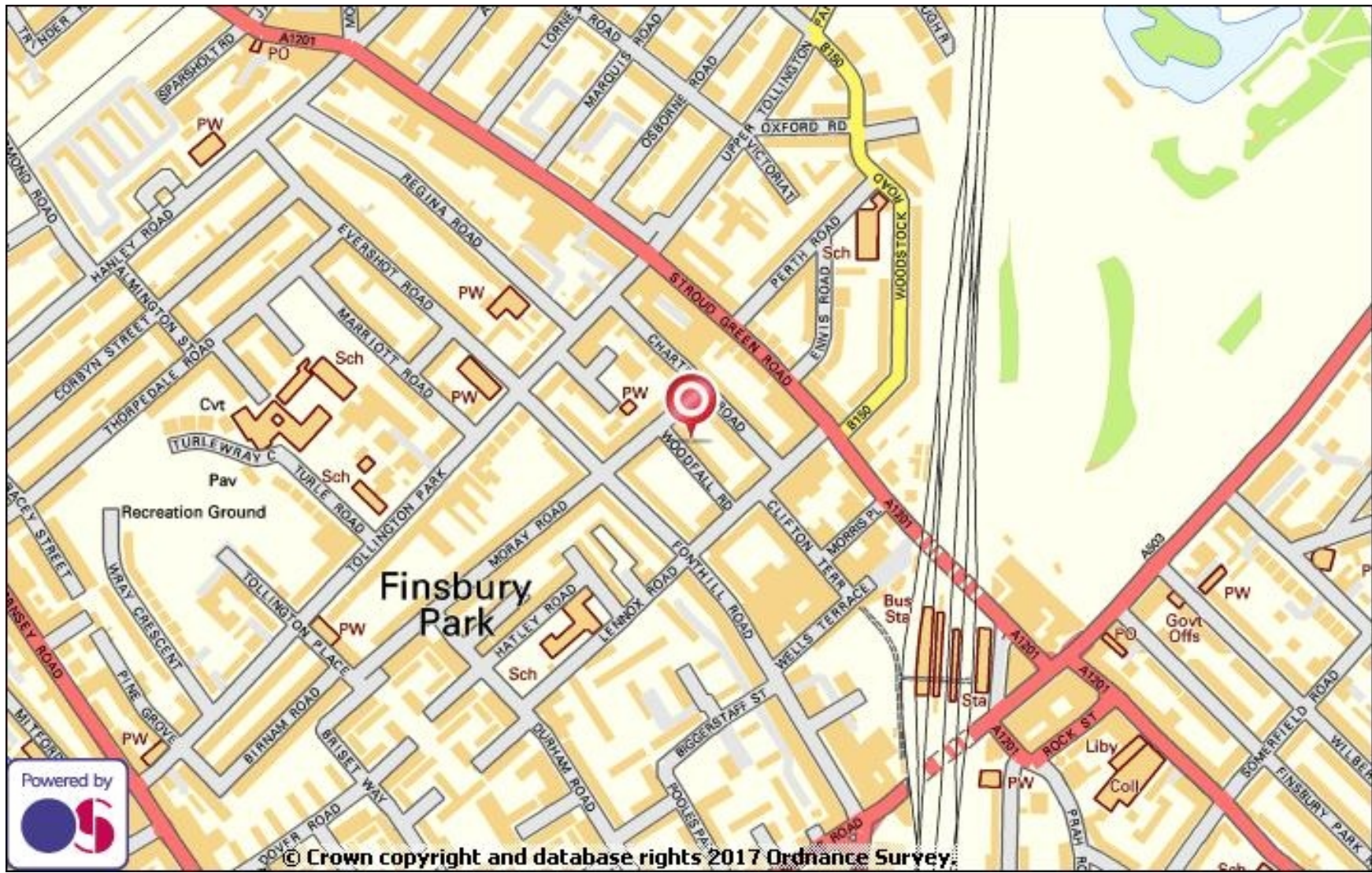
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