

56 Fortis Green Road
Muswell Hill
London,
N10 3HN

TO LET

BY WAY OF
ASSIGNMENT WITH
PREMIUM

£38,500 Per annum

Well located shop within a mixed use parade on Fortis Green Road. Nearby occupants include a good mix of local and national stores including J Sainsbury, John Lewis of Hungerford, Planet Organic, Ryman's and Every Man cinema as well as numerous cafe's and eateries.



Muswell Hill



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

Ground floor beautifully presented patisserie premises, now with the benefit of A3 use providing the following areas:

Main area: 500 sq. ft. approx.

Ancillary: 400 sq. ft. approx. currently used as a prep kitchen

Plus outside cold store.

Frontage: 14'8

Benefits include:

2 x ovens turbofan, Hobart commercial dish washer, fridge display, coffee machine, fibre optic broadband, walk-in fridge, walk-in freezer, commercial extractor fan connected with ventilation, airconditioning on shop floor, boiler for hot water, disabled toilet, outside toilet, fire alarm, intruder alarm, cctv.



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Rent

£38,500 Per annum

Premium

£110,000

Tenure

Available by way of assignment of current lease

Costs

Ingoing tenant to bear both sides reasonable related legal costs

Rates

Rateable value - £30,250 (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

EPC

TBC

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 agents Paul Simon Seaton Commercial 020 8800 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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