

TO LET

108 Fortis
Green
Road
London
N10 3HN

£45,000 PER ANNUM



KEY INFORMATION

RENT: £45,000 Per annum

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

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.

RATES: Rateable value - £33,500 (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

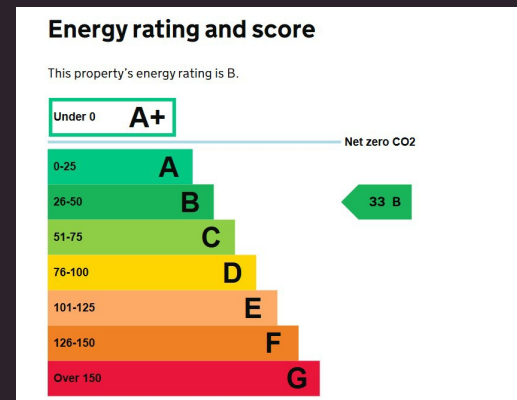
VIEWING: Via the owners sole agents PSS Commercial.

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

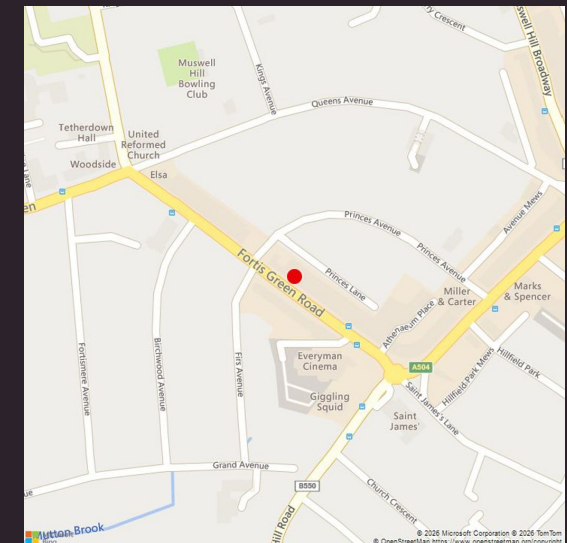
PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING



33 B



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FEATURES

- Popular affluent location
- New Lease
- E Class Use
- 2 parking spaces at rear
- Air Con

E class unit previously let to John Lewis of Hungerford for many years as a kitchen showroom 873 sq.ft. approx.

Ground floor retail area and w.c to rear

Spot lighting, understairs storage and air conditioning, quality shop front 14'6 approx.

2 parking spaces at the rear

Set on Fortis Green Road in the leafy, affluent suburb of Muswell Hill. A prominent commercial spot within a boutique filled shopping district. Many local traders and multiples including Gail's Bakery, Sainsbury's and Everyman Theatre.

The area has numerous bus routes connecting Highgate (Northern Line) and Finsbury Park (Piccadilly/Victoria)



DISCLAIMER: 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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