

TO LET

18
Broadway
Parade
London
N8 9DE

£40,000 PER ANNUM



KEY INFORMATION

RENT: £40,000 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 - £46,000 (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

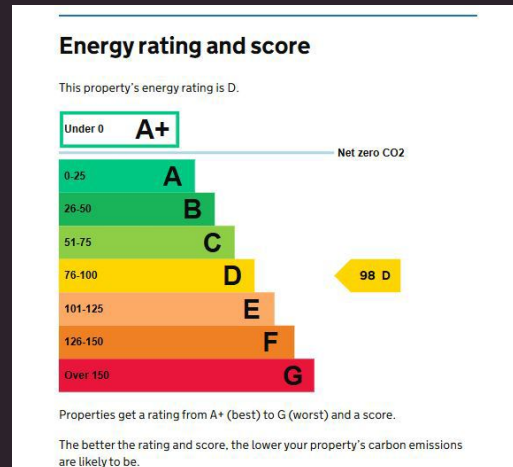
VIEWING: Via the owners agents sole PSS Commercial.

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.

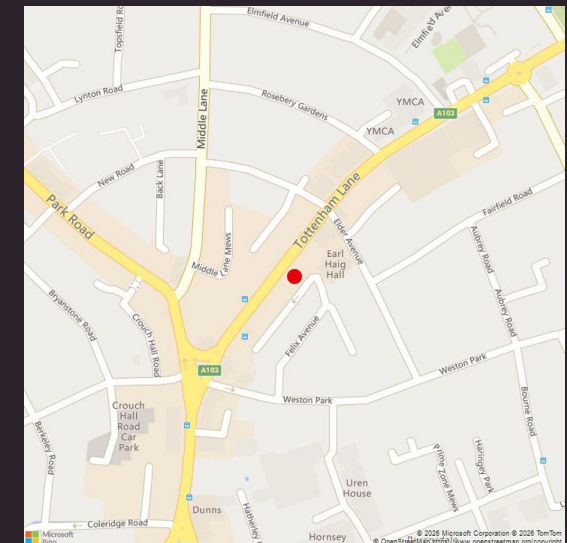
PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING



Energy Rating 98 D







Paul Simon Seaton
Commercial & Investment

psscommercial.com

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FEATURES

- Great Location
- High Footfall
- Bustling Commercial Location

Lock up Shop currently occupied by RSPCA, frontage 17'8 approx. retail area 712 sq.ft. (NIA), wc and storage area and yard at rear 590 sq.ft. approx.

Door opening onto parking space at back of shop.

Set in the heart of Crouch End, close to the juncture where Elder Avenue and Tottenham Lane meet. Hornsey and Crouch Hill rail stations are close by. The area provides many local cafes and restaurants and multiple retailers such as Gail's and Little Waitrose, cafes and restaurants.

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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