



Paul Simon Seaton
Commercial & Investment

TO LET

BY WAY OF NEW LEASE

618 Green Lanes, London, N8 0SD



LOCATION

Located on Green Lanes (A105) in between Park Road and Harringay Gardens.
Transport links include Turnpike Lane underground (Piccadilly Line) and Haringey Green Lanes over ground, as well as various bus routes that service the area

020 8800 4321
www.psscommercial.com

info@psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN



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DESCRIPTION

Former doctors surgery arranged over ground, first and second floors
Benefits include parking to front and a rear garden

Gross Internal Area (GIA): 2,200 ft² approx.

RENT

£78,000 per annum exclusive

TENURE

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

RATES

Rateable value - £24,750 (as taken from Gov.uk – 2017 draft valuation)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

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.

COST

Ingoing tenant to bear both sides reasonable related legal costs

EPC

Available upon request

VIEWING

Via owners sole 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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