



240-242 Muswell Hill Broadway, London N10 3SH

Summary

- New Long Term Lease Available
- Net Internal Area -1,187 sq ft
- Prominent Position with high footfall
- Ground Floor Only
- A1 Use with potential A3 (STP)

Viewing is strictly by prior appointment with sole agent
Davis Coffe Lyons:

Connie Start
Associate Director
0207 299 0695
cstart@dcl.co.uk

Keith Goodwin
Associate Director
0207 299 0706
kgoodwin@dcl.co.uk

PRICE: NIL PREMIUM

RENTAL GUIDE: £79,500 PER ANNUM

Location

The property is prominently located on Muswell Hill Broadway. The surrounding occupiers include numerous restaurants, shops and bars. These include Pizza Express, Cote and Franco Manca.

The property has the benefit of good transport links with regular buses to Highgate (Northern Line) and Finsbury Park (Piccadilly and Victoria Lines) underground stations.

Muswell Hill is a large affluent suburban district in North London and for the last few years it has featured in the Sunday Times top 10 best places to live in London.

[Google Street View](#)



Property

The subject premises occupies the ground floor of this attractive four storey mid terrace Victorian property. The property was previously occupied by Caffe Nero.

Internally the main trading area is open plan with ancillary accommodation to the rear including customer WC's, storage room and staff changing.

Planning

The property currently has A1 planning consent, however the user clause within the lease permits A3 Use.

Tenure

Leasehold

It is our client's intention to create a new 20 year FRI lease on standard commercial terms.

Rent

Guide £79,500 per annum.

Fixtures and Fittings

Please note that the property will be handed over in shell condition.

Rateable Value

The property is listed in the VOA business rates list as having a rateable value of £59,500 with effect from 1st April 2017.

EPC

An EPC will be provided upon request.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction. All rents quoted may be subject to VAT provisions.

