

Prime Shop To Let

MUSWELL HILL
222 Muswell Hill

Location

The subject property is situated in a prime trading location on Muswell Hill Broadway, immediately opposite the Bus Stand, with great visibility. Nearby retailers include White Stuff, Mint Velvet, Lloyds, Whistles, Clarks and JoJo Maman Bebe.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged over ground and first floors, comprising the following approximate net internal floor areas:-

Ground Floor	1,214 sq ft	112.78 sq m
First Floor	1,284 sq ft	119.28 sq m

Lease

The property is available by way of an assignment of the existing lease from 10th March 2017, expiring on 9th March 2032.

Alternatively a new sub-lease may be available.

Terms

Incentives are available to an ingoing tenant. Further details are available on request.

Rent

Upon Application.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£65,500
UBR(2020/2021)	£0.512
Rates Payable	£33,536

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction

EPC

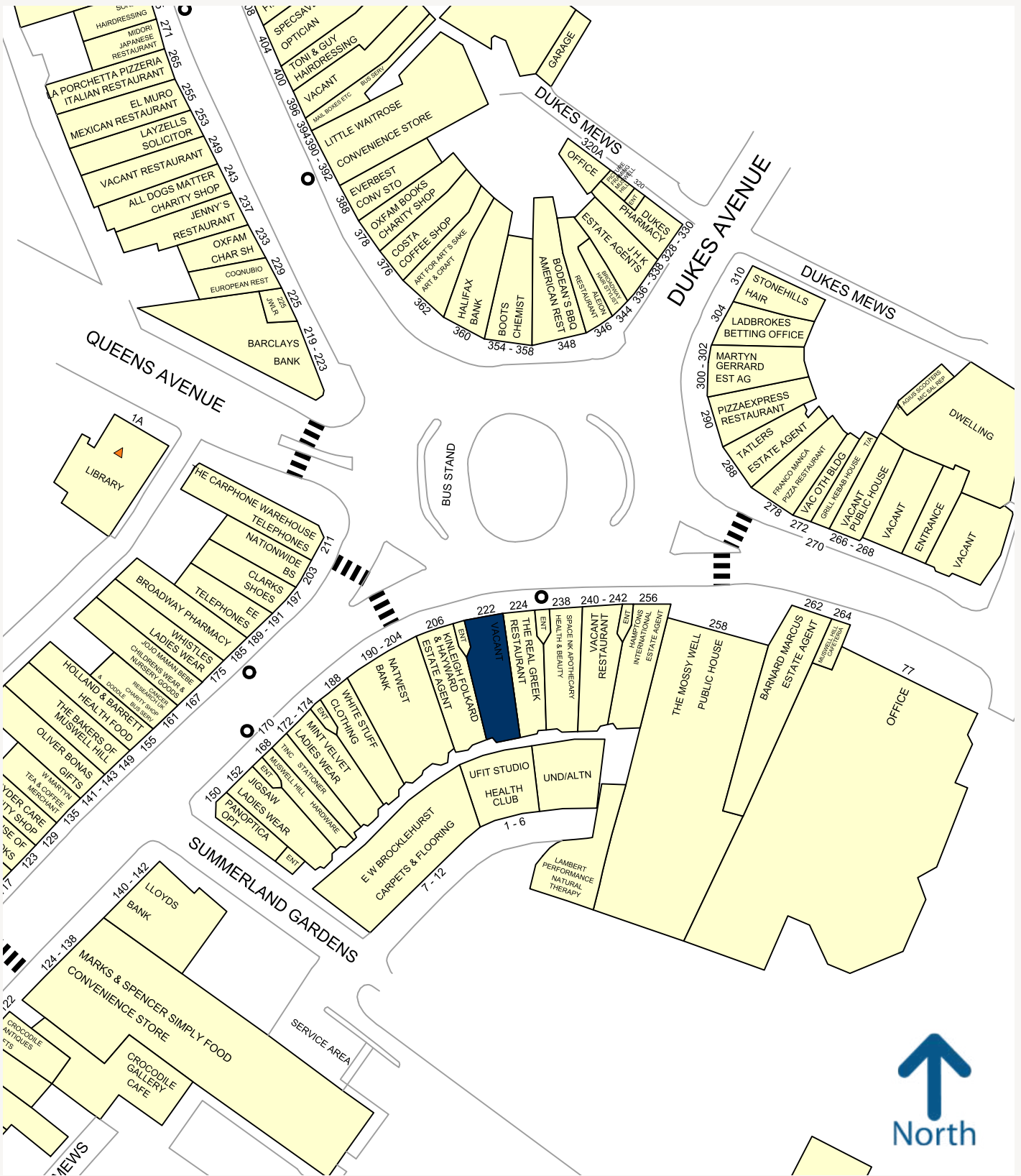
An EPC has been commissioned and is available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

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Prime⁺ Retail

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.