

Muswell Hill, London N10

111-117 Muswell Hill Road

Class E Opportunity – Subject to Vacant Possession



Location

The subject property is situated on Muswell Hill Road, close to the junction with Muswell Hill Broadway. It benefits from an extremely prominent frontage with significant visibility.

The unit is located directly outside the primary bus stop leading to and from Highgate Underground station, creating a strong level of footfall.

Nearby occupiers include Sainsbury's, North & Ten and Everyman Cinema, along with Giggling Squid who will be opening soon.

Demise

The subject property is arranged over ground floor only, providing the following approximate Net Internal Area:

Ground Floor	5,358 sq ft	536 sq m
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Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	£68,000
Rates Payable	£34,816 p.a.

Interested parties are advised to make their own enquiries to Haringey Council on 020 8489 1000

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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50 metres

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