

Muswell Hill, London N10

109 Muswell Hill Road

Class E Opportunity – Subject to Vacant Possession



Location

The subject property is situated on Muswell Hill Road at the junction with Muswell Hill Broadway, where a number of key bus services offer routes into Central London via Highgate Station. The area benefits from an affluent demographic and significant residential population.

Located beneath **Everyman Cinema** and adjacent to **Planet Organic**, nearby occupiers include **Redemption Roasters**, **Sainsbury's**, **Joe & the Juice** and **GAIL's**.

Demise

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

Ground Floor	869 sq ft	81 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

£50,000 per annum exclusive.

Rates

Rateable Value	£15,500
Rates Payable	£7,734.50 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:

forge

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