

7 Broadway Parade
Crouch End
London
N8 9DE

**TO LET -
Assignment of
Existing Lease**

£38,000 Per annum

Located on Broadway Parade within
a mixed use parade between
Weston Park and Elder Avenue.

Within close proximity to Crouch
End's famous Clock Tower, various
local and national business and
Hornsey Station is also nearby.



Crouch End



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

info@psscommercial.com

Description

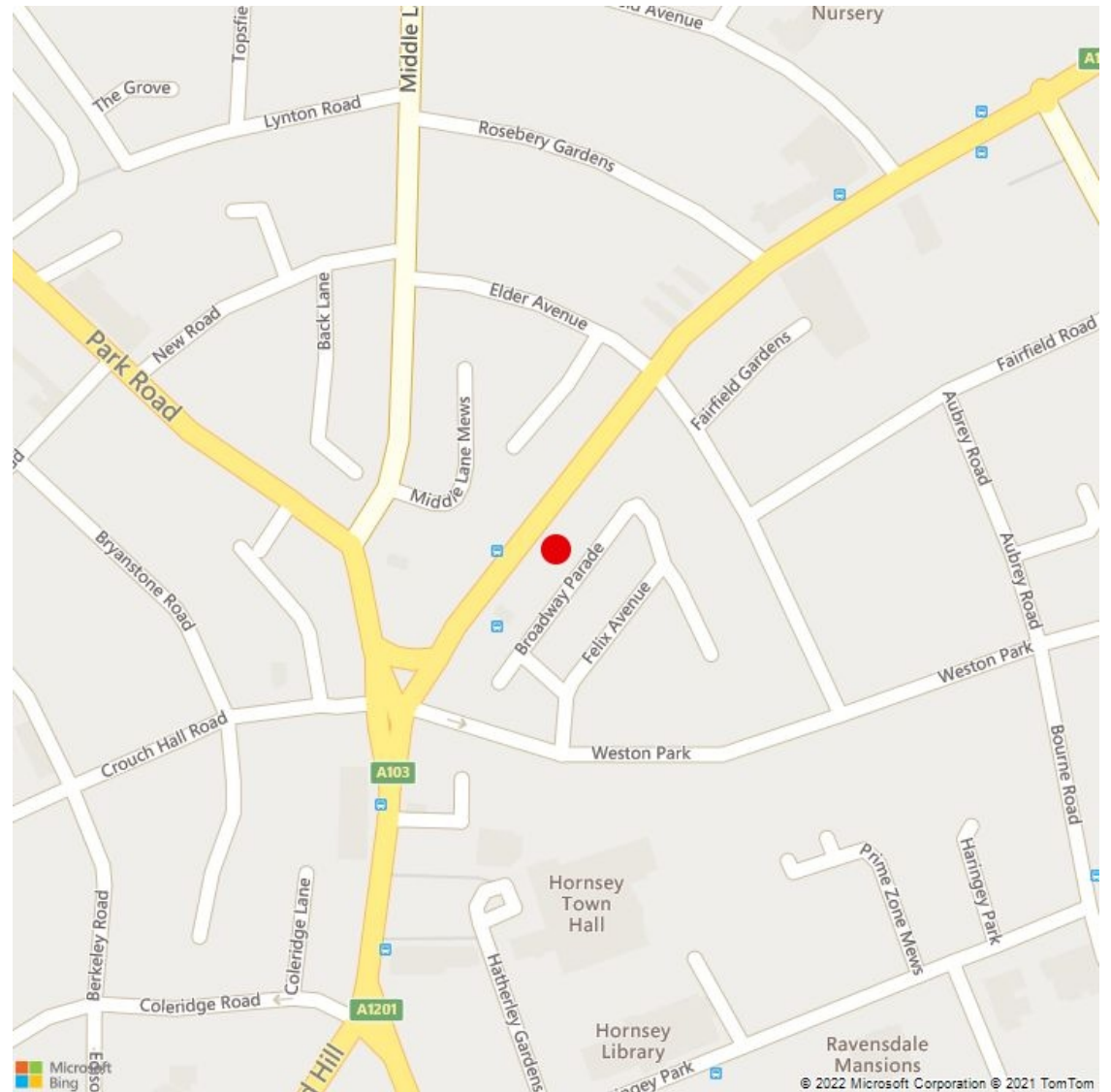
Ground floor well presented retail premises offering the following measurements:

Frontage: 15'4 approx.

Depth: 48'8 approx.

Overall Area: 714 sq. ft. approx.

Benefits include approx. 2 parking spaces to the rear, air conditioning and wood effect flooring.



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Rent

£38,000 per annum

EPC

Rating: C - 73



Tenure

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Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Rateable value - £37,750 (as taken from Gov.uk)

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

Please refer to the Local Authority for more information on rates

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.

Viewing

Via the owners agents PSS Commercial.

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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