

120 Fortis Green Road
Muswell Hill
London,
N10 3HN

TO LET

BY WAY OF NEW
LEASE - Owner is
flexible and would
consider any
reasonable term

Price on Application

Set on Fortis Green Road itself,
in close proximity to the juncture
with Princes Avenue and next to
the Village Green Pub. Local
occupiers include Gail's,
Sainsbury and John Lewis of
Hungerford.

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SCALE 1:100 @ A3



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Muswell Hill

NOTE: ALL DIMENSIONS AND LEVELS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
FOR MORE INFORMATION ON THIS PROJECT, PLEASE CONTACT THE ARCHITECT.
STRAIGHT ARCH LTD.
ARCHITECTURAL AND STRUCTURAL SERVICES
111 FORTIS GREEN ROAD, MUSWELL HILL, LONDON, N10 3HN
TEL: 0208 800 4321
WWW.STRAIGHTARCH.COM



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

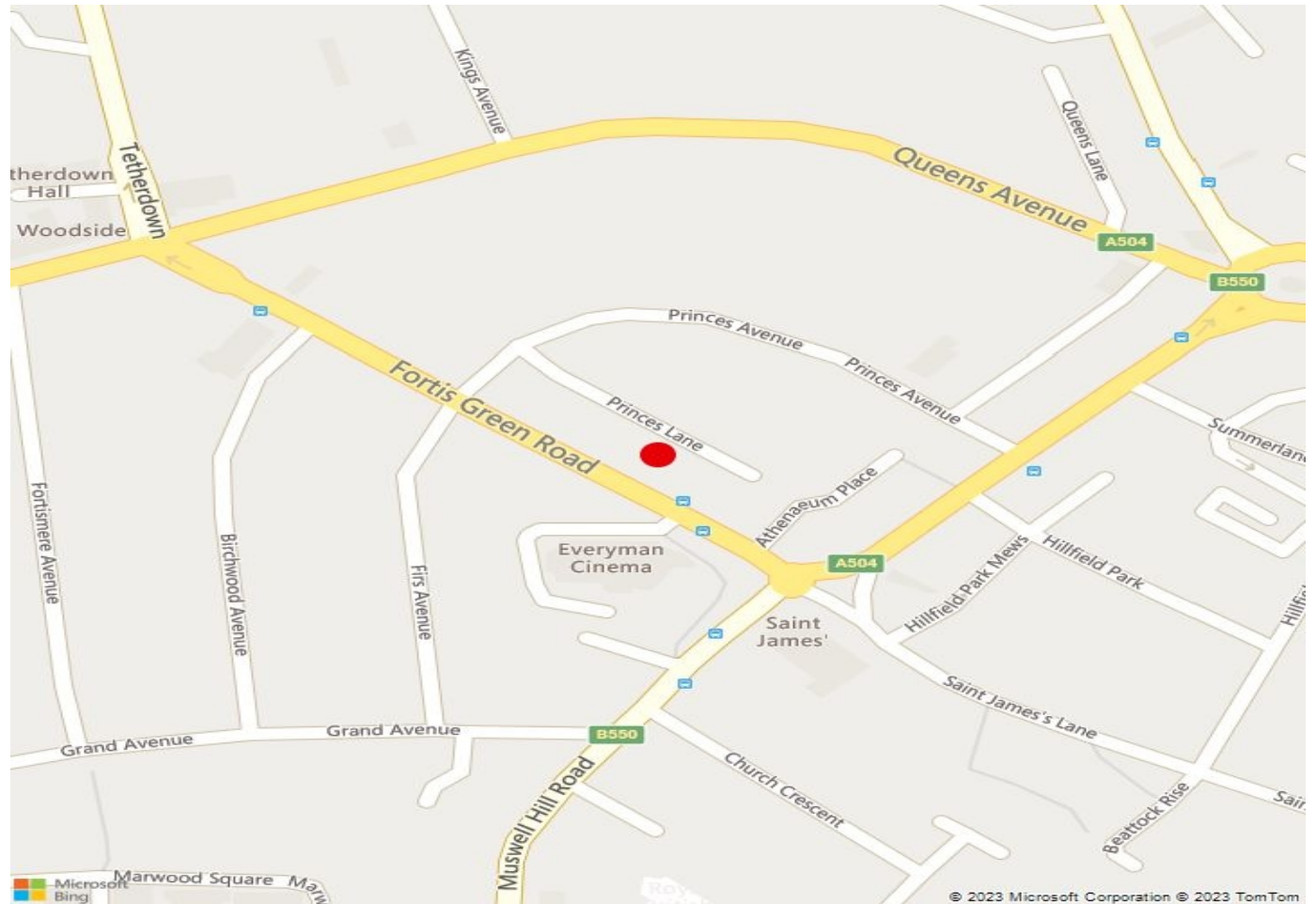
0208 800 4321

info@psscommercial.com

Description

2 Newly refurbished high spec CQC compliant clinical rooms with air conditioning.
Plumbed clinical sinks compliant with HBN00-10. Daily cleaning.
Disabled w.c's, disabled access to the front and rear of the building with ramp facility.
Rooms include a clinical couch and desk. Parquet clinical flooring in rooms. Share of staffroom/kitchenette. Fully furnished to high standard waiting area for patients.
Receptionist provided on-site. Advertising and marketing campaign options available through 360 Med website and social media platform. High speed internet, wired internet access points in both rooms.
Would suit a facial aesthetic practitioner or clinician seeking consulting rooms with excellent for patients.
High ceilings and windows in each room
Large secure storage facility in rear yard for use by negotiation.
Parking space to rear available at additional cost.
Fees inclusive of electricity and all utilities.

Available 25th August 2023



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Rent

Price on Application

Tenure

By way of new Lease flexible trterms

Costs

Not Applicable

EPC

Energy Rating - C
Valid until 12.8.32

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers 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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