

88a Tottenham Lane
Crouch End
London,
N8 7EE

TO LET

**BY WAY OF NEW
LEASE**

£21,500 Per annum

The property is located on Tottenham Lane on a prominent corner position where Tottenham Lane (A103) meets Church Lane. Hornsey Railway Station is in close proximity.



Crouch End



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

0208 800 4321

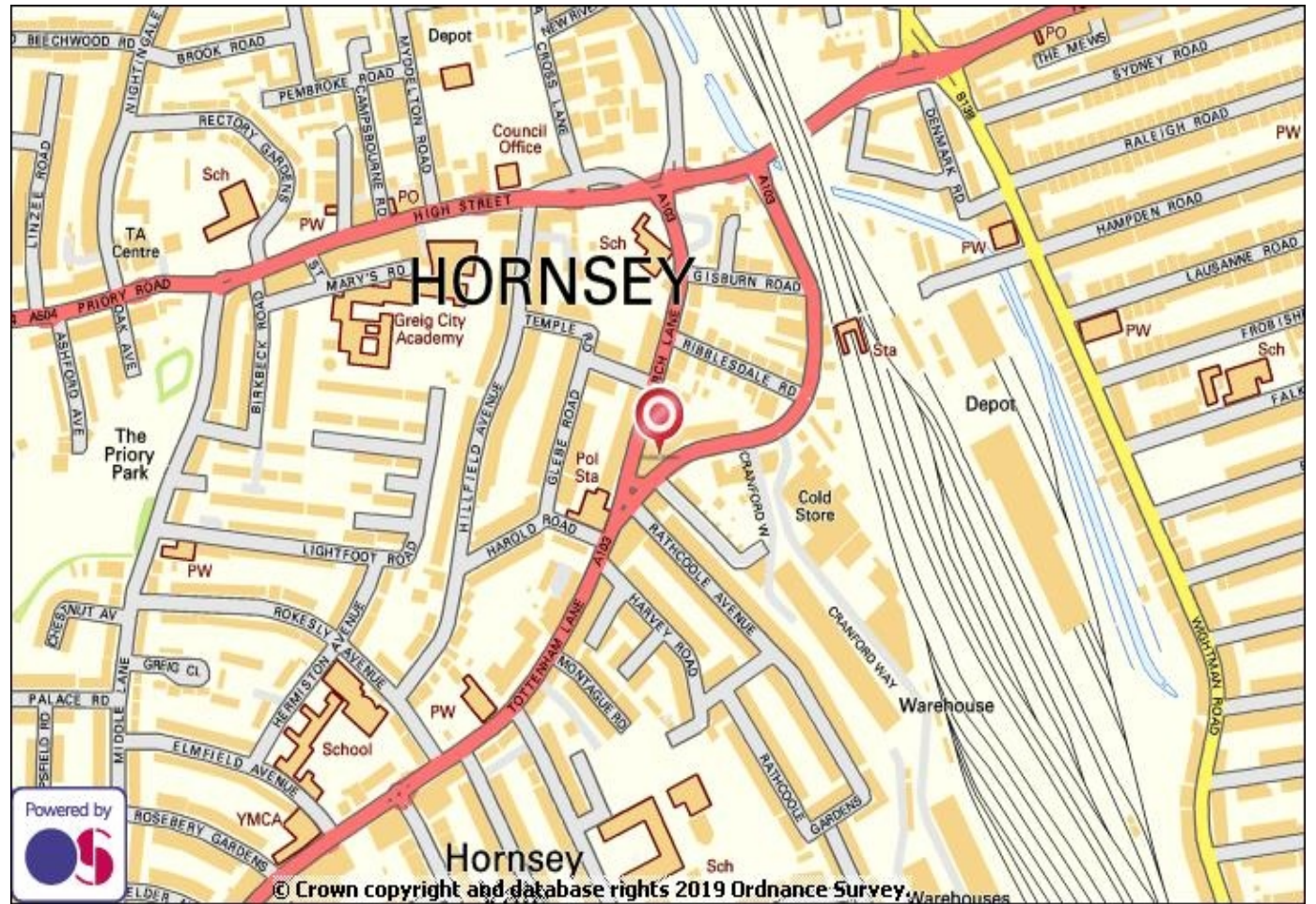
info@psscommercial.com

Description

Ground floor and basement office providing approx. 500 sq. ft. of ground floor office space and approx. 290 sq. ft. of basement space.
Total: 790 sq. ft. approx.

The unit benefits from 2 x WCs, air conditioning on ground and basement and wooden floors.

Subject to vacant possession of the current tenant.



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Rent

£21,500 Per annum

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Costs

Ingoing tenant to bear both sides reasonable related legal costs.

Rates

Rateable value - £17,500 (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

EPC

Energy Rating B - Valid Until March 2033

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 owners sole agents Paul Simon Seaton Commercial 020 8800 4321

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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