

43 Topsfield Parade
Crouch End
London
N8 8PT

**TO LET - By Way of
Assignment**

£38,000 Per annum

The property is located on
Topsfield Parade on Tottenham
Lane, Hornsey. Turnpike Lane
Underground Station (Piccadilly
Line) is situated to the north east
and Highgate Underground Station
(Northern Line) can be reached to
the west. Hornsey Railway Station
is also within walking distance
from the property.



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 fully fitted restaurant premises providing the following areas;

Frontage: 11.5 ft.

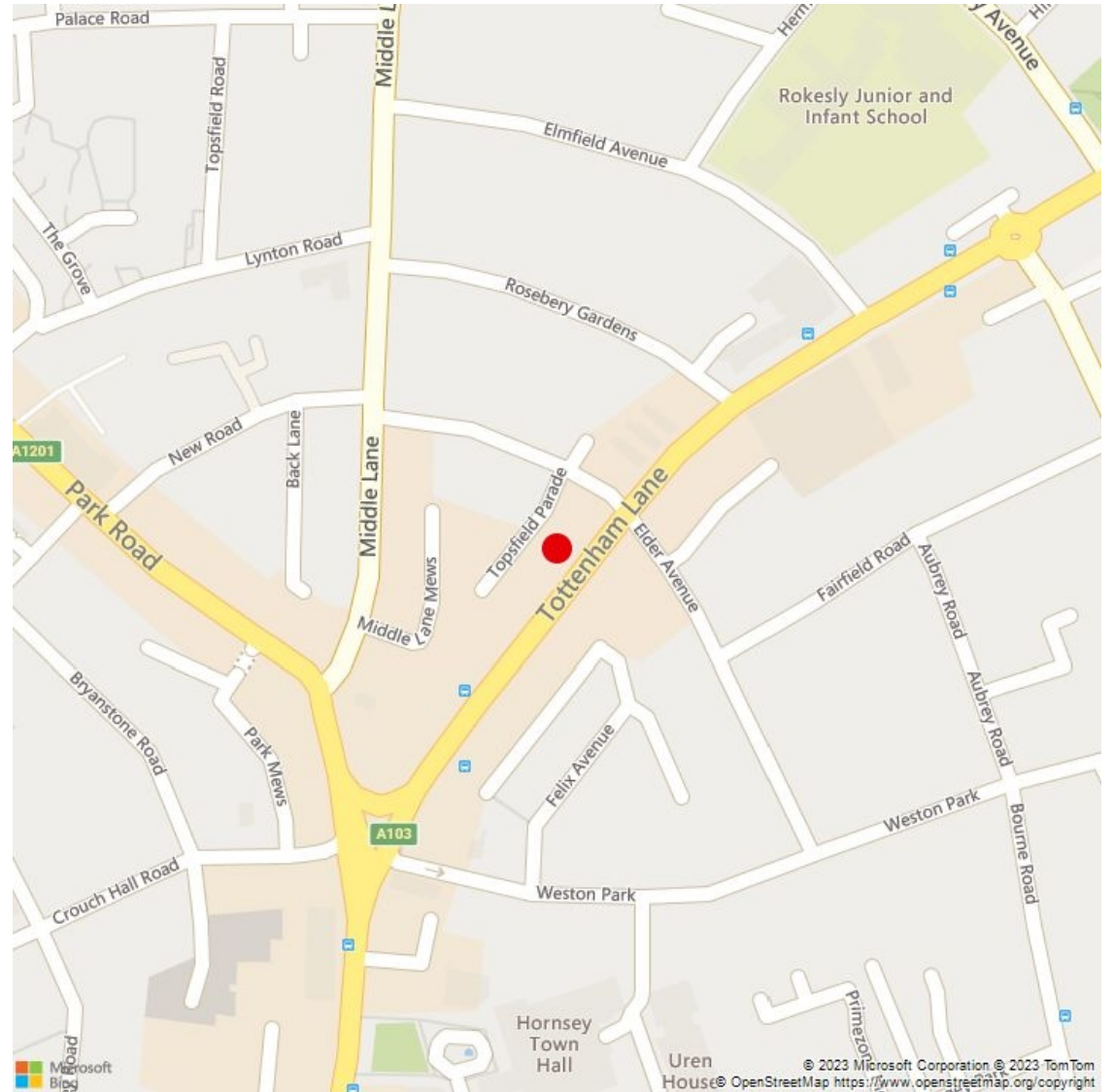
Seating and Bar area: 600 sq. ft.

Kitchen: 150 sq. ft.

Ancillary/Male & Female w.c: 200 sq. ft.

Total: 950 sq. ft. approx.

Benefits include large bar area, rear access for deliveries and prime location in Crouch End.



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Rent

£38,000 per annum

Premium

£60,000



Tenure

Available by way of Assignment of current Lease 20 years from 31.10.12

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Rateable value - £29,000 (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 - 6th January 2031

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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