

**Albert Mews
5 Albert Road
Stroud Green
London
Greater London,
N4 3RD**

TO LET

By Way of New Lease

£10,800 Per annum

Set on Albert Road, close to Stroud Green Road, Finsbury Park Station and Underground are a walk or bus ride away. Local shops and restaurants can be found on Stroud Green Road.



Stroud Green



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

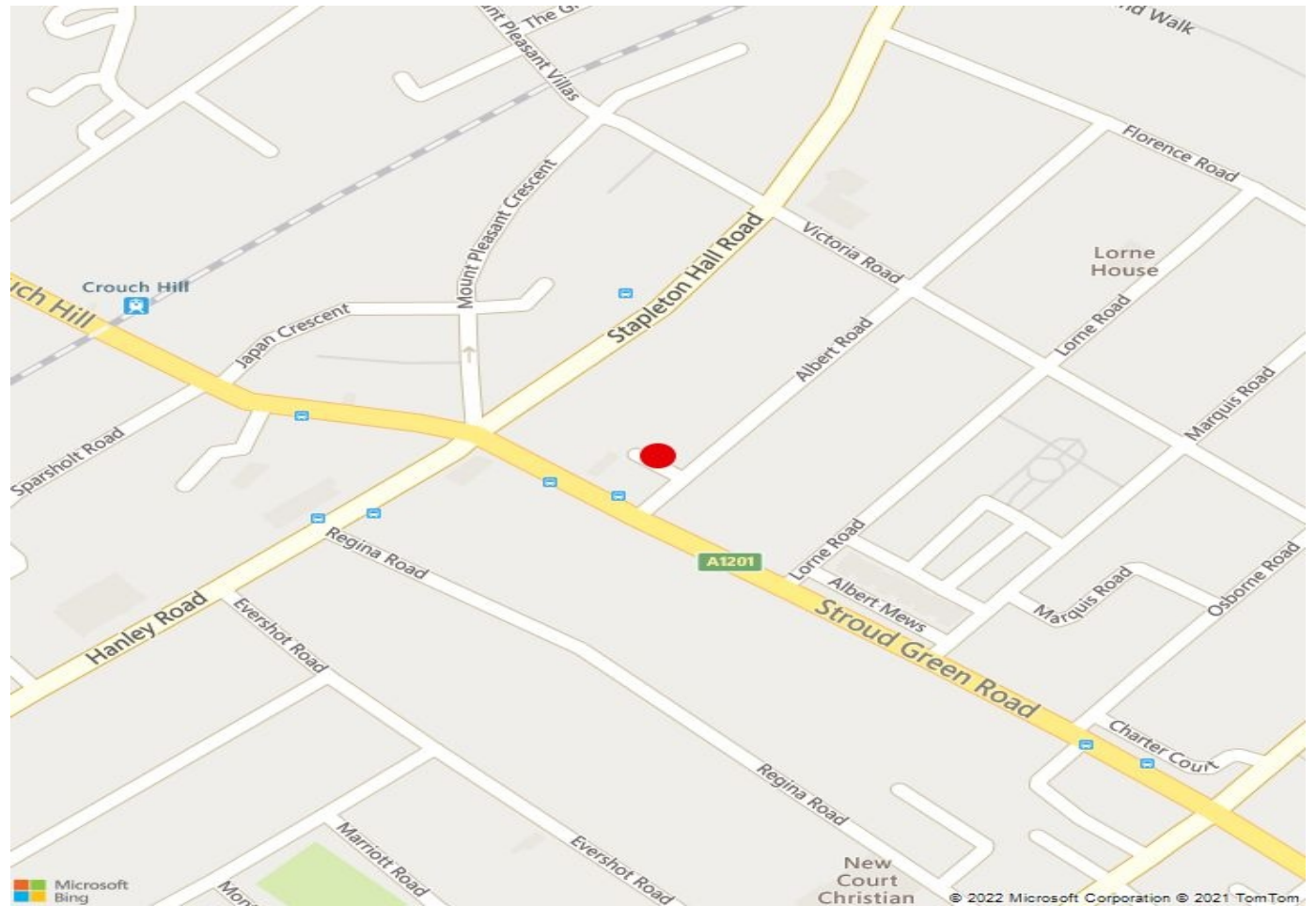
0208 800 4321

info@psscommercial.com

Description

Well presented first floor office suite 420 sq.ft.
approx. Available February 2024

- own w.c
- window to front
- access via a steel staircase
- flat roof to the front
- self-contained on site parking
- furniture available by separate negotiation
- central heating
- terrace to front



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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Rent

£10,800 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.



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Rates

Rateable value - £6,700 (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 C - Valid until 13.4.2029

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.



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