

17 High Street
Hornsey
London
N8 7QB

**TO LET BY WAY OF NEW
LEASE SUBJECT TO
VACANT POSSESSION**

£40,000 Per annum

Located on High Street, Hornsey very close to the junction of Church Lane and Tottenham Lane and a short drive from both Wood Green and Crouch End.

Hornsey Over Ground Station is a short walk away.



Hornsey



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 double fronted very well presented restaurant premises providing the following approximate areas:

Frontage: 28'82"

Main front area including seating: 1,200 sq. ft.

Corridor: 90 sq. ft. (suitable for storage)

Rear kitchen: 270 sq. ft.

Rear office: 100 sq. ft.

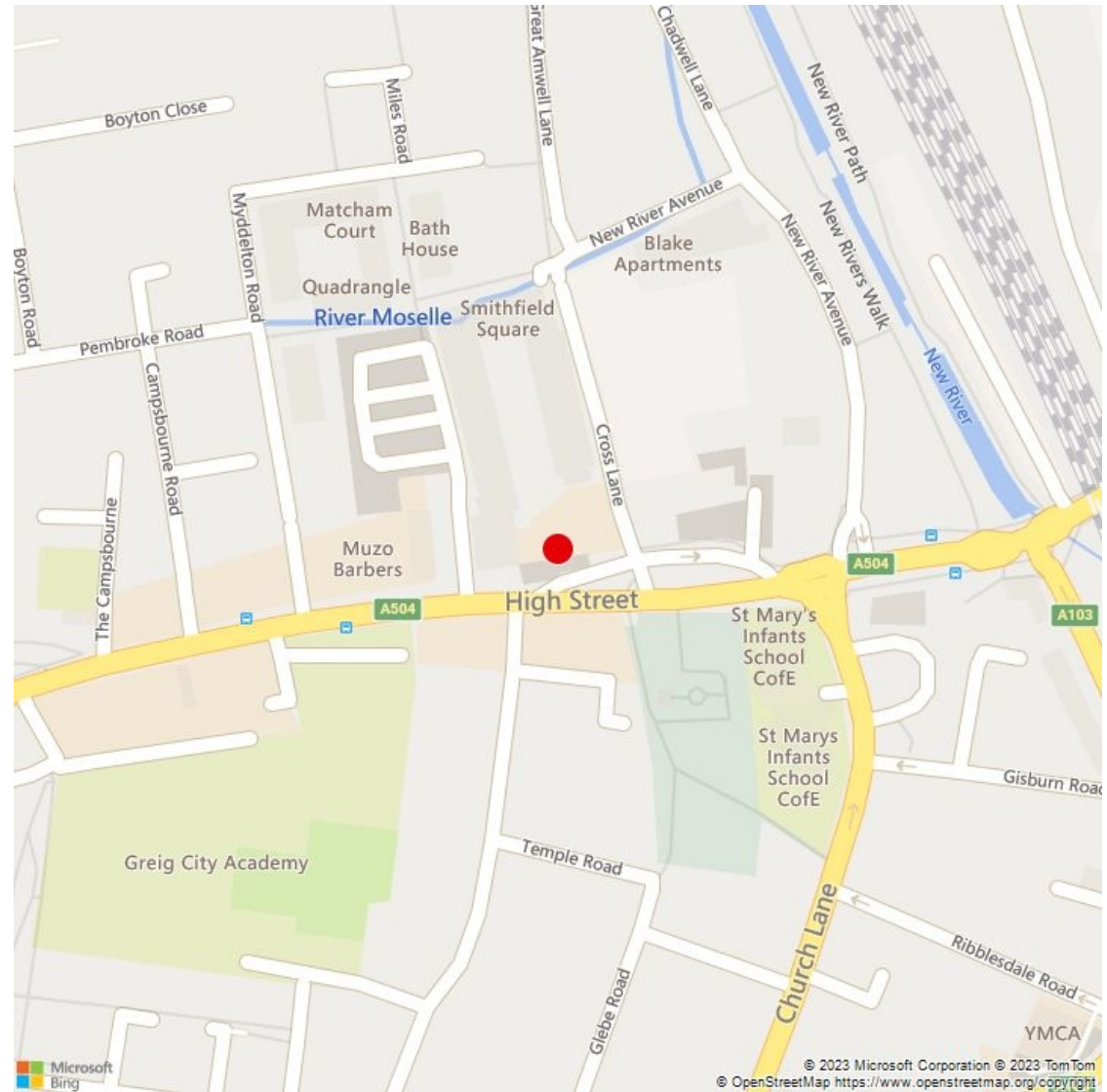
Customer toilets: 148 sq. ft.

G.I.A: 1,960 sq. ft.

Plus rear yard: 595 sq. ft.

Side access

Landlord would prefer retail use over restaurant



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Rent

£40,000 per annum

EPC

Energy Rating E - Valid until November 2029



Tenure

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

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Rateable value - £30,250 (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 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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