

12 Crouch Hill
Crouch Hill
London
N4 4AU

TO LET
By Way of Assignment of
current Lease, Approx. 3
years unexpired

£17,000 Per annum

The property is located on the A1201 Crouch Hill, close to its junction with Hanley Road. Crouch Hill train station is within walking distance.



Crouch Hill



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 well fitted cafe, specialising in juices and smoothies. The unit has been refurbished to a high standard and is well equipped including modern appliances.

Frontage: 13.85 ft.

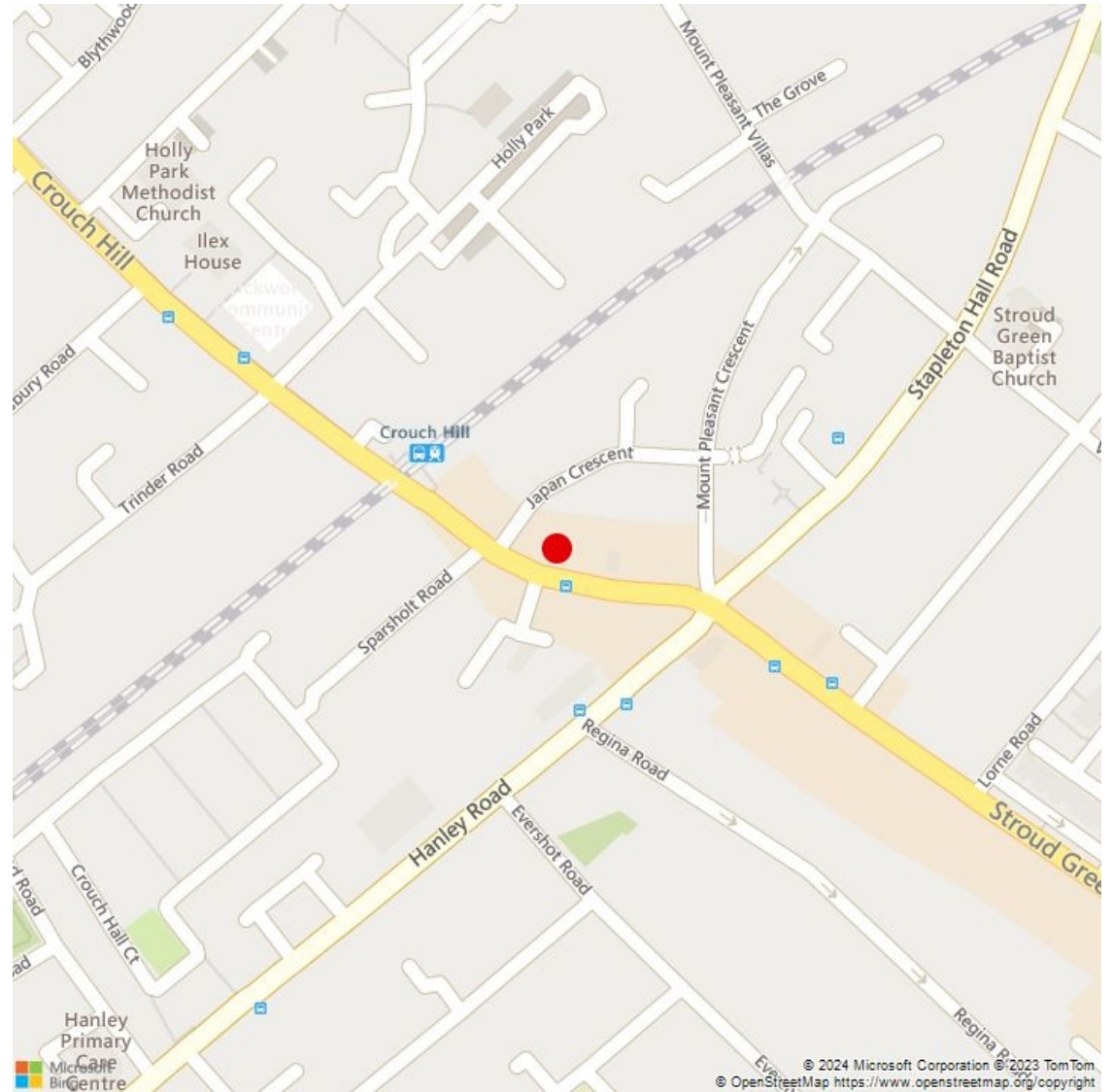
Retail area: 401 sq. ft.

Ancillary, including kitchenette and wc 90 sq.ft.

Separate office 120 sq.ft.

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NB The landlord will consider granting a new Lease at £20,000 per annum



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Rent

£17,000 per annum

Premium

£33,000

Tenure

Available by way of Assignment of current Lease

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Rateable value - £10,000 (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 - Valid until November 2028

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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