

11a Broadway Parade  
London  
Crouch End  
N8 9DE

# To Let By Way of New Lease

£25,000 Per annum

Set on Broadway Parade within a mixed use parade in the heart of Crouch End between Weston Park and Elder Avenue. Close to Crouch End's famous clock tower with various local and national businesses. Hornsey Station is a short distance away.



**Paul Simon Seaton**  
Commercial & Investment

[www.psscommercial.com](http://www.psscommercial.com)

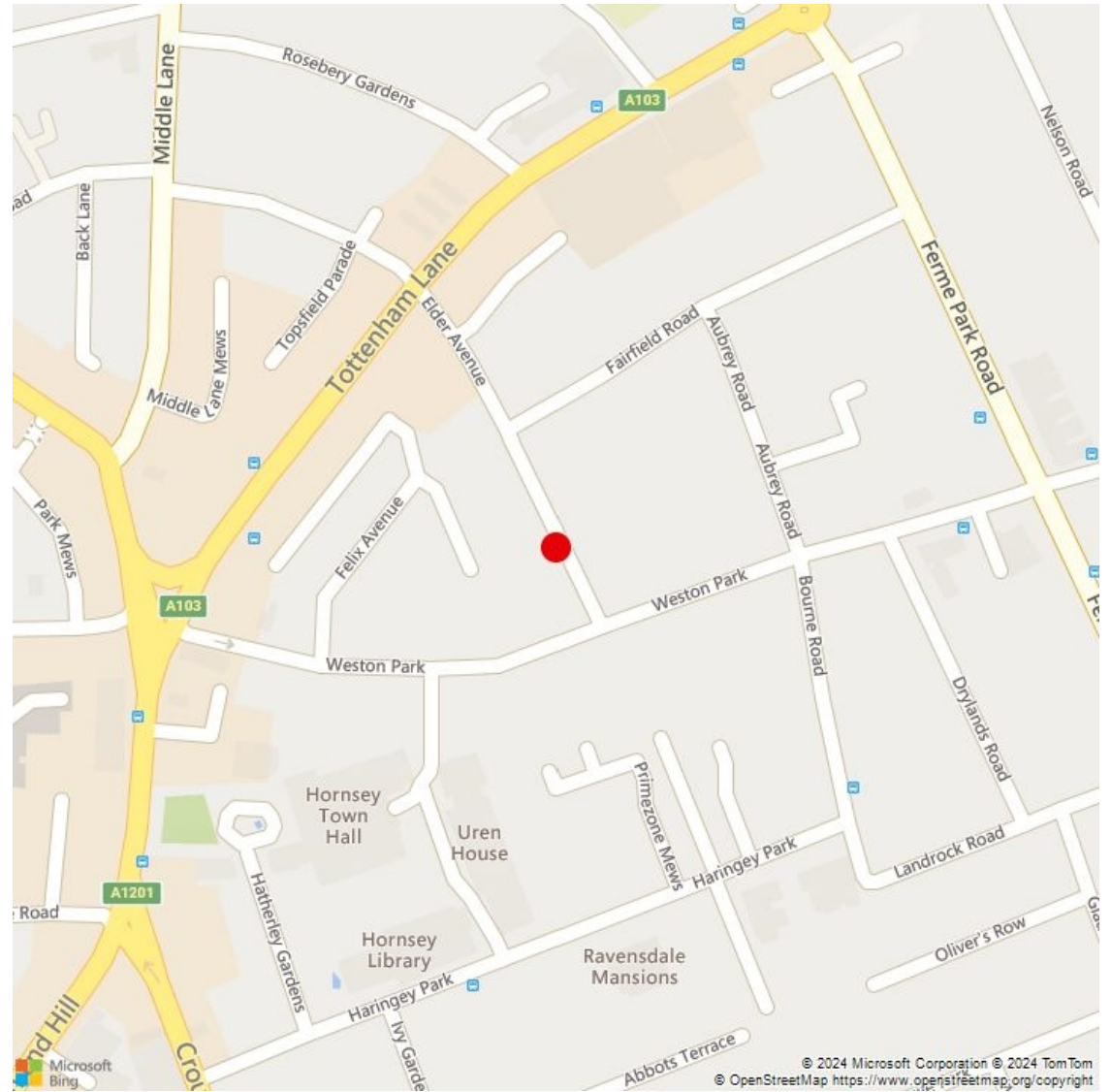
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

Lock-up half shop comprises 355 sq ft approx. fire exit at rear. Has been trading as a beauticians for many years. The unit may suit other uses subject to the necessary consent.



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## Rent

£25,000 per annum

## EPC

Energy Rating C - Valid until 2031



## Tenure

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

## Legal Costs

Each side to bear their own legal costs.



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## Rates

Rateable value - £16,000 (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

## 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 0208 800 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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