

60 Crouch End Hill
Crouch End
London,
N8 8AG

TO LET

By Way of New Lease

£40,000 Per annum

Set on Crouch End Hill (A103) itself in a prominent corner position with a return frontage to Edison Road, almost opposite Marks & Spencer's Simply Foods and the newly opened Majestic Wines. Toni & Guy is 10 or so shops away and there are many well established local traders in the area.



Crouch End



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

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

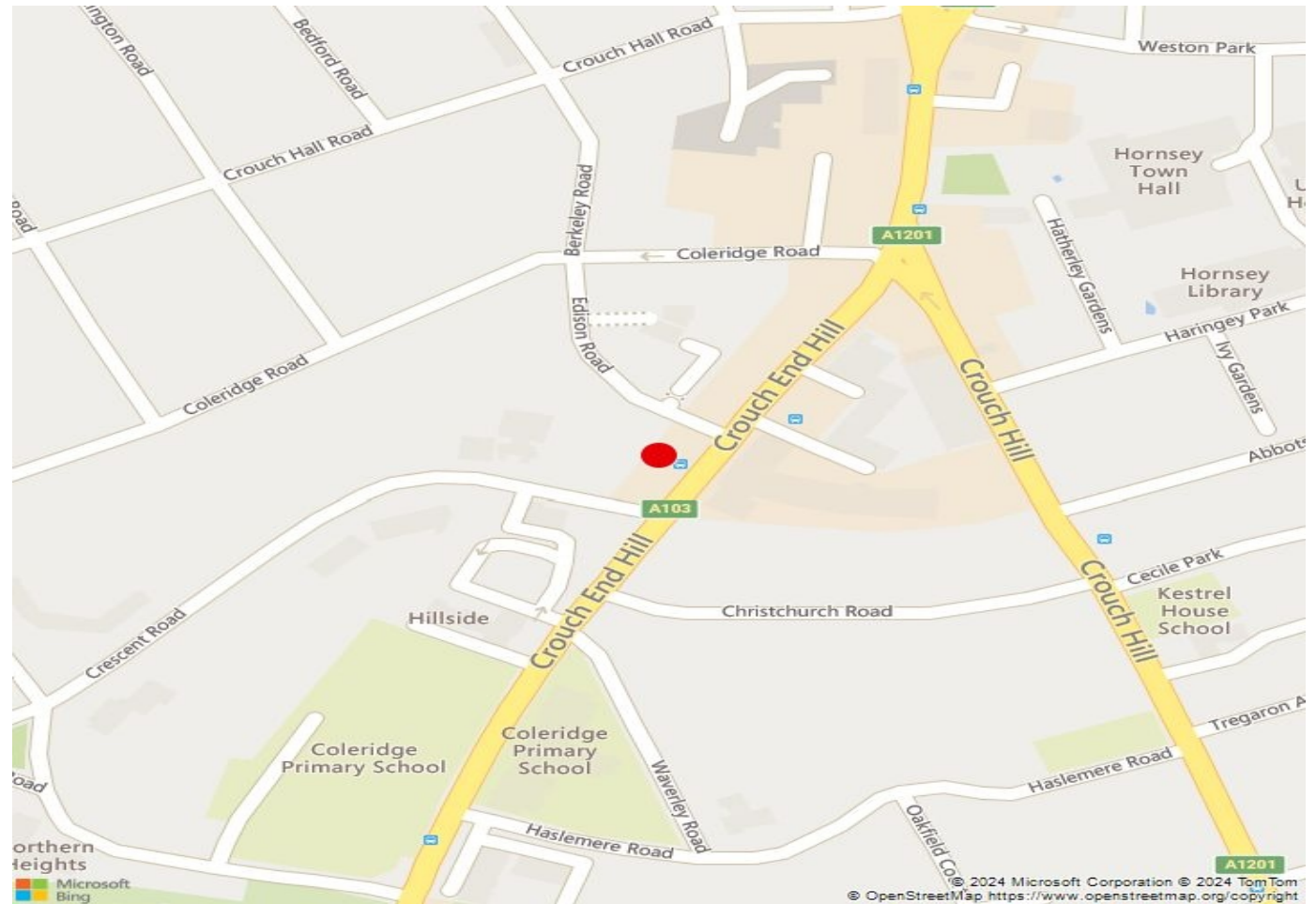
0208 800 4321

info@psscommercial.com

Description

End of parade traditional shop

Ground floor shop and yard , situated at the end of the parade. The unit provides approx. 950 sq.ft. with a gross frontage of just under 20ft. There is a return frontage onto Edison Road. The unit for many years has been occupied by a pizza takeaway. There is still a pizza oven in situ.



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Rent

£40,000 Per annum

Tenure

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

Costs

Each side to bear their own legal fees

Rates

Rateable value - £27,250 (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

EPC

Energy Rating C - Valid until 24.5.34

VAT

Not elected for VAT

Viewing

Via the owners sole agents PSS Commercial.

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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