

121 Muswell Hill Road  
Muswell Hill  
London,  
N10 3HS

## TO LET

Assignment of  
Existing Lease

**£62,000 Per annum**

Set on Muswell Hill Road at the junction with Muswell Hill Broadway. Nearby occupiers include Sainsbury's, Bill's, North & Ten and Everyman Cinema



*Muswell Hill*



**Paul Simon Seaton**  
Commercial & Investment

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

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

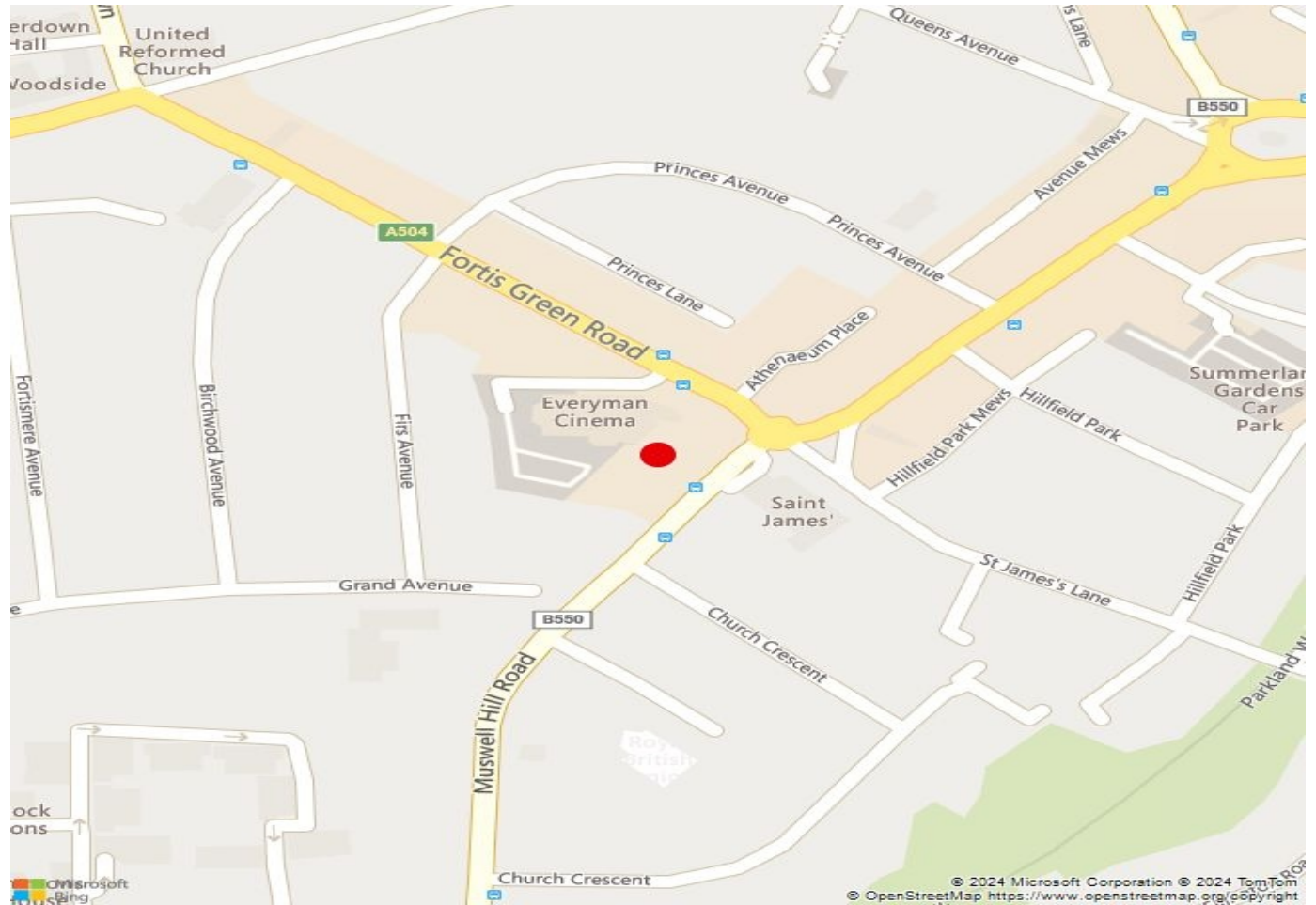
**0208 800 4321**

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

## Description

Ground floor shop 640 sq.ft. approx and ancillary at the rear of 151 sq.ft. approx. the remainder forms the area between main sales room, w.c and rear, benefits from a prominent corner location. 10 year Lease from 3.3.22, rent review 3.3.27. Tenant only break option 3.3.28

Tenant will be responsible for the landlords license to assign costs.



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## Rent

£62,000 Per annum

## Tenure

Available by way of Assignment of current Lease

## Costs

Each side to bear their own, Tenant will be responsible for the landlords license to assign costs.

## Rates

Rateable value - £18,500 (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 September 2032

## 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 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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