

**37A Broadway Parade  
Crouch End  
London,  
N8 9DB**

**TO LET**

**By Way of New Lease**

**£25,000 Per annum**

Located on Broadway Parade within a mixed use parade between Ferme Park Road and Elder Avenue.

Within a short walk from Crouch End's famous Clock Tower, various local and national business and Hornsey Station is also nearby.



***Crouch End***



**Paul Simon Seaton**  
Commercial & Investment

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

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

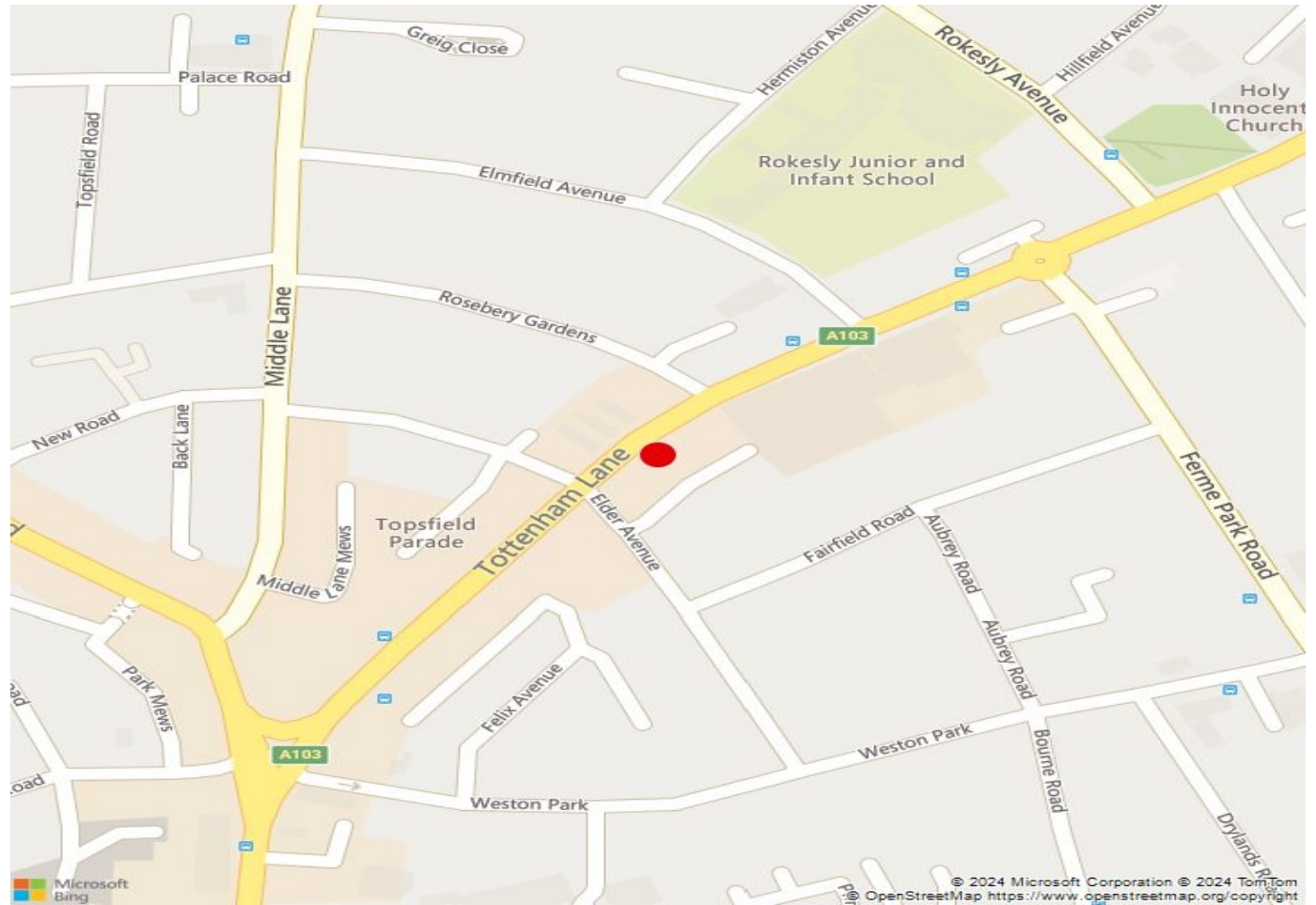
**0208 800 4321**

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

## Description

Well presented, newly refurbished office premises currently trading as an estate agents providing approximately 450 sq. ft.

Benefiting from being recently repainted/refurbished, alarm, shutter to front and rear access via Fairfield Gardens.



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## Rent

£25,000 Per annum

## Tenure

By way of new 9 year FR and I Lease with periodic mechanisms for 3 yearly upward only rent reviews

## Costs

Ingoing tenant to bear both sides reasonable related legal costs

## Rates

Rateable value - £19,000 (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 C - Valid until March 2034

## 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 agent 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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