

32-36 Clarendon Road  
Haringey  
London,  
N8 0DJ

**TO LET**

**BY WAY OF A 1-YEAR  
LICENCE**

**£63,000 Per annum**

Located on Clarendon Road.  
Transport links include Turnpike  
Lane underground (Piccadilly  
Line) and Haringey Green Lanes  
over ground, as well as various  
bus routes that service the local  
area.



***Haringey***



**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

2 x units available. Unit 1 currently used as an office and unit 2 currently used as part office/storage and yoga studio (right hand side).

Unit 1 - Gross Internal Area (GIA): 1,800 ft2 approx.

Unit 2 - Gross Internal Area (GIA): 2,554 ft2 approx.

## Rent

£63,000 Per annum

## Tenure

By way of a 1-year licence outside the Landlords & Tenants Act 1954

## Costs

Ingoing tenant to bear both sides reasonable related legal costs

## Rates

Unit 1 Rateable value - £13,750 (as taken from Gov.uk)

Unit 2 Rateable value - £17,750 (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

Available upon request

## 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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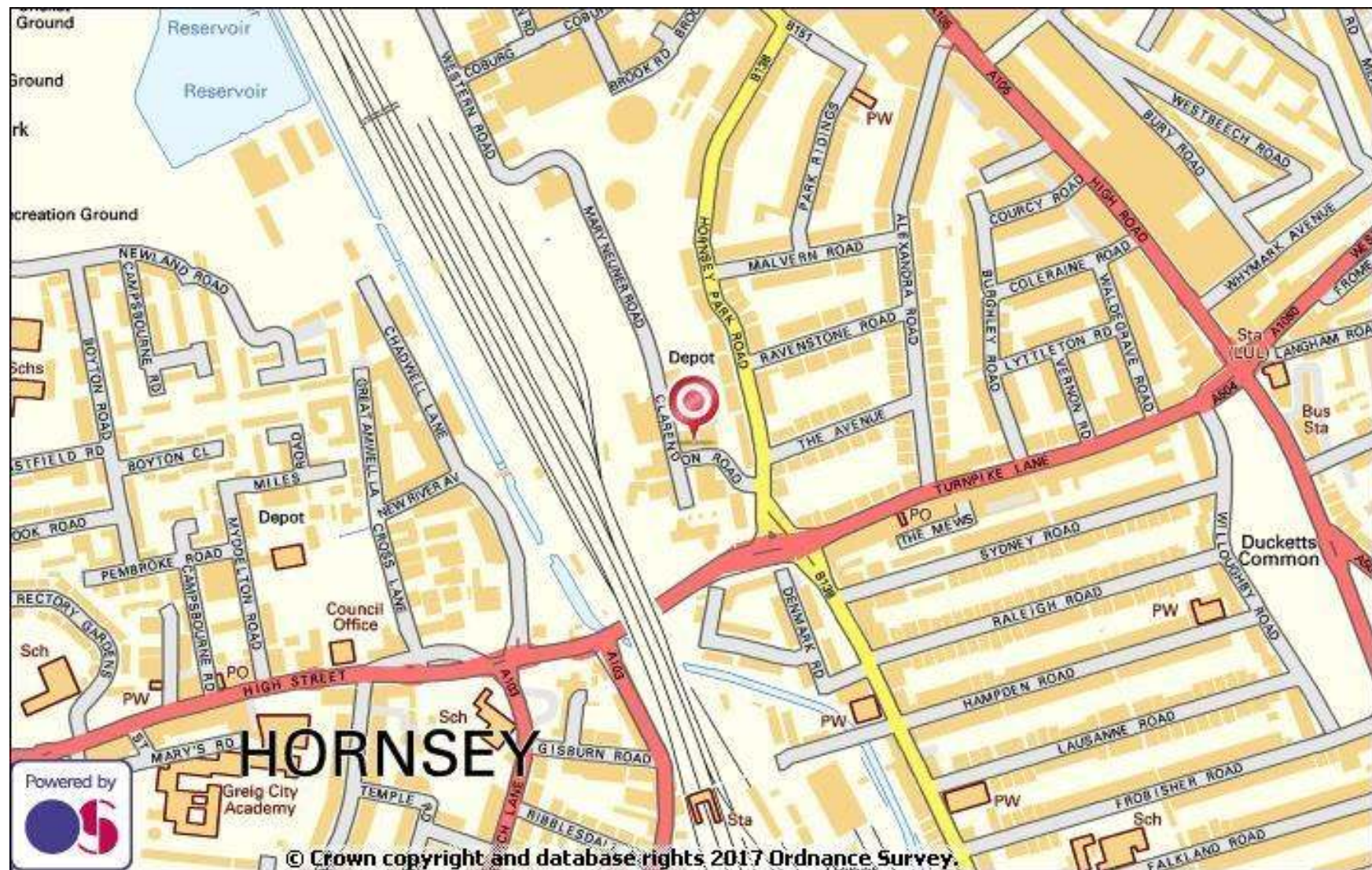
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