

TO LET

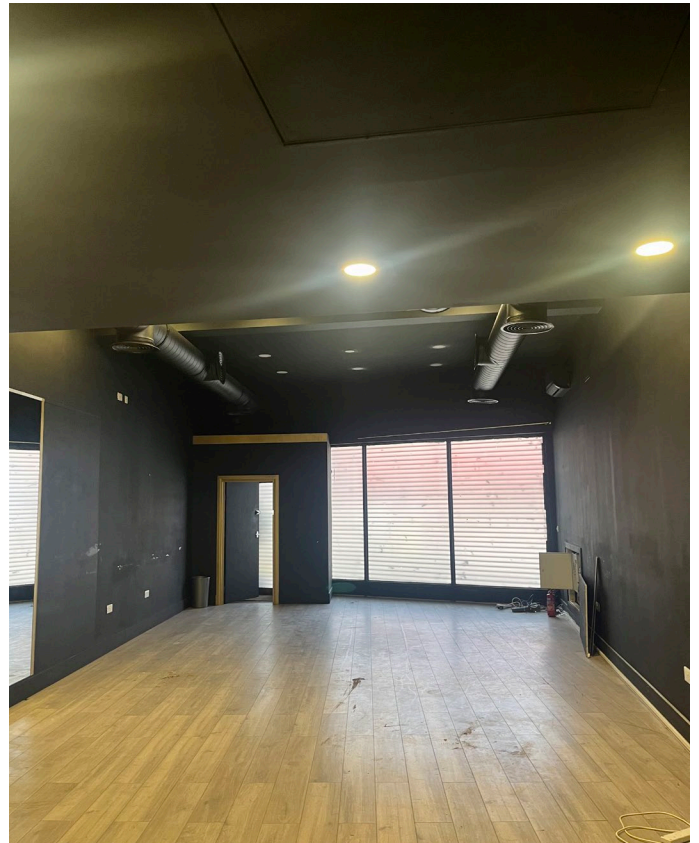
RETAIL

**GRAHAM
SIBBALD**

6 The Broadway Southgate, London, N14 6PH



- Desirable location on The Broadway Southgate, London, N14 6PH
- Glazed frontage with security roller shutters
- Use class E
- NIA 963 sq. ft approx.



LOCATION

Well-positioned retail unit on The Broadway, Southgate, N14. Nearby occupiers include: PureGym, Marks & Spencers, CryoHealth, Southgate Smiles, Chef Boncuk Cafe, Ladbrokes and several other national and local retailers. The Broadway is adjacent to Chase Side Street which serves as Southgate High Street and the most prominent thoroughfare. The property benefits from strong transport connections, including Southgate Tube station (Picadilly Line services) which is within a minute's walk, providing easy access to Central London.

DESCRIPTION

The subject property is arranged over the ground floor and has a large glazed façade fronting the prominent pitch. The subject benefits from loading, refuge and a parking bay located at the rear of the unit.

The property benefits from mains gas, electricity, water and drainage.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following Net Internal Area:

Description	Sq.m.	Sq.ft
Total Area	89.48	963
Area ITZA	40.47	436

RATEABLE VALUE

This property has a rateable value of £14,250
Uniform Business Rate: 0.499p in the £
Estimated rates payable: £7,111 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

TENURE

A new Lease on Full Repairing and Insuring terms.

QUOTING RENT

£23,500 per annum exclusive

EPC

Available upon request.

COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT is applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:

Fallon Bennett
Fallon.Bennett@g-s.co.uk
07771 135 280

Kyle Nicholls
Kyle.Nicholls@g-s.co.uk
07810 602 853

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2025

