



## Hampden Square, Southgate, N14 £25,500 Per Annum Subject to contract

A superb ground floor retail unit ideally located on Hamden Square, a very popular parade, affluent cosmopolitan area surrounded by a great selection of shops, cafe's and retail units.

The shop is ideal for any retail use or food use.

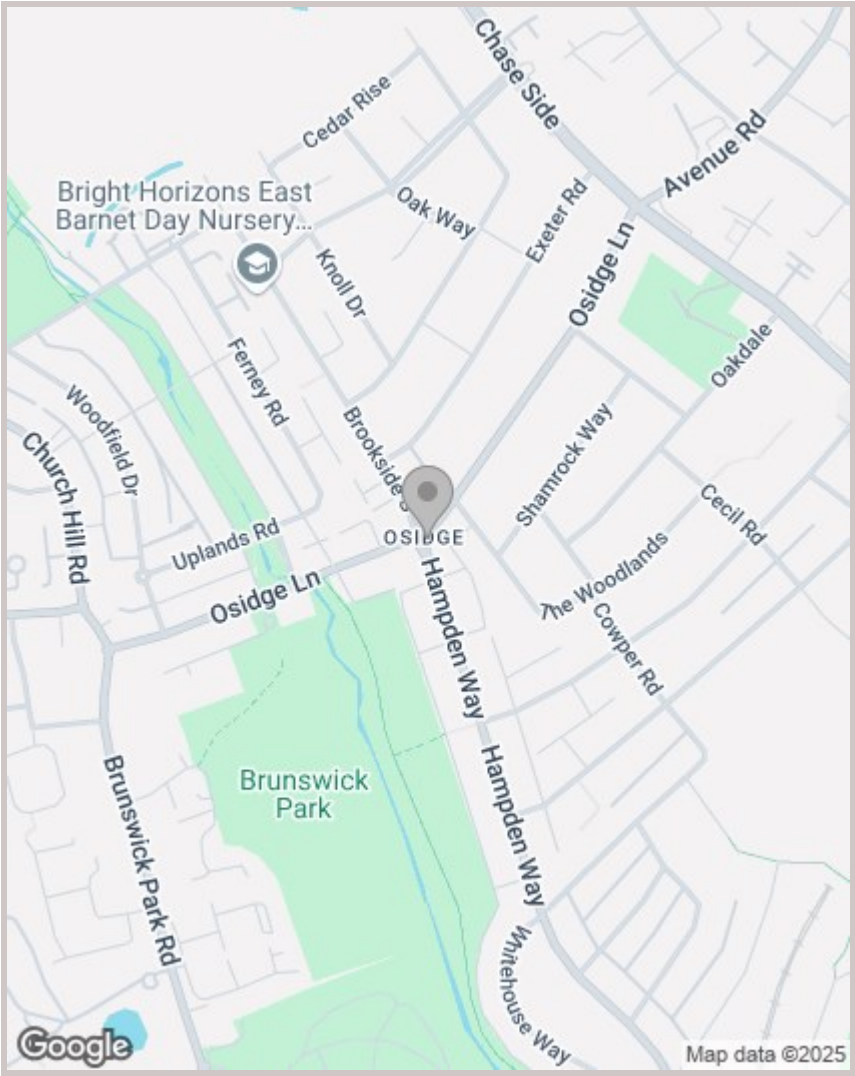
New Lease - No premium

Approx 600 sq ft over ground floor

Property Overview

Southgate is an affluent, cosmopolitan North London residential suburb lying around 7 miles north of Central London.

- Highly Visible Unit
- Good Condition / Low Refurbishment Cost
- Class E / Flexible use
- Great location
- Available for Immediate Occupation
- New Lease
- No Premium
- Great Retail Space
- Excellent Shop Front
- Must See



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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We are members of



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