



## **RETAIL UNIT TO LET**

**81 FORTIS GREEN ROAD, LONDON N10 3HP**

**£40,500 per annum**

**Prominent retail shop**



79 Junction Road  
London N19 5QU  
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## DESCRIPTION

The Property comprises a retail unit which benefits from a full height glazed frontage. There is a separate store and WC to the rear of the sales area.

It has been most recently occupied as a clothing retail shop and is suitable for a variety of uses.

## RENT

£40,500 per annum. VAT is not payable on the rent.

## LEASE

The Property is available to let on new full repairing and insuring lease outside the security of tenure provisions of the Landlord & Tenant Act 1954.

## BUSINESS RATES

The Property is entered into the 2026 Rating List as a "Shop And Premises" with a Rateable Value of £30,750. The UBR for 2025/2026 is 38.20 for buildings occupied for retail, hospitality and leisure use. Please rely on your own enquiries with the LB of Haringey.

## ACCOMMODATION

The Property provides the following Net Internal Areas:

Floor	Use	m <sup>2</sup>	ft <sup>2</sup>
Ground	Sales, stores, WC	62.80	676
<b>Total</b>		<b>62.80</b>	<b>676</b>

## Viewings strictly by appointment:

Contact: Panicos Loizides MRICS

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## LOCATION

Muswell Hill is one of London's most affluent suburbs and is equidistant between East Finchley & Highgate Stations (Northern Line).

Fortis Green Road runs from Muswell Hill Broadway and Queens Avenue.

No. 81 is situated mid-terrace on the west side of Fortis Green Road.

Nearby occupiers include the Everyman Cinema, Gail's Bakery, Fasta, Stella's Room, Doppio Coffee, Planet Organic, Tomfoolery, What Mother Made, John Lewis of Hungerford, Cook and Sainsbury's Local.

## PLANNING

The Property is within the London Borough of Haringey. It is not listed but is within the "Muswell Hill" conservation area. We understand that the Property has Class E use.

## EPC

Band B (49). This certificate is valid until 5<sup>th</sup> November 2030.



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