



RIB

ROBERT IRVING BURNS

# 96 & 102 MUSWELL HILL

High End Retail Space in Muswell Hill

Self Contained over Ground & Lower Ground Floor Rear  
Access with Warehouse Storage

2,769 SQ. FT.  
NIA

# To Let

High End Retail Space in Muswell Hill

Self Contained over Ground & Lower  
Ground Floor

Rear Access with Warehouse  
Storage

2,769 SQ. FT.

NIA



# Description

This unique opportunity occupies a prime and highly prominent position on Muswell Hill Broadway, one of North London's most sought-after retail pitches.

The accommodation is arranged over ground and lower ground floors, benefitting from both front and rear access. The premises are available either as 96 Muswell Hill Broadway or as a combined offering of 96 & 102 Muswell Hill Broadway, providing flexibility for a range of occupier requirements. Please refer to the financial schedule for full details.

The ground floor retail area offers excellent natural light to both the front and rear elevations, enhanced by impressive ceiling heights which create a bright and airy trading environment. To the rear, the unit benefits from convenient loading facilities, supporting efficient day-to-day operations.

The lower ground floor provides useful ancillary accommodation including a staff kitchen and a front storeroom, delivering practical back-of-house functionality to complement the main retail space.



# Specifications

- Great Ground Floor Ceiling Height
- Tiled Flooring (Ground Floor)
- Spot Lighting
- Front & Rear Natural Light
- Rear Access
- Rear Warehouse/Storage Facility
- Demised WC
- Comfort Cooling (Not Tested)
- Staff Kitchen
- Front Lower Ground Storage Room





# 96 Muswell Hill

# Location

The property is situated along the vibrant and well-known Muswell Hill Broadway. The pitch is a wash of many house hold names such as Space NK, Planet Organic, GAILs Bakery, Roni's, The Hampstead Butcher, Le Creuset, Little Waitrose, M&S, Amathus, Sweaty Betty, JoJo Maman Bébé and Whistles.

The premises is close to the Hillfield Park turn off. East Finchley Underground Station (approximately 1.1 miles) and Alexandra Palace Train Station (1.2 miles) are within good proximity of the building.



The Broadway



Côte



Chooks

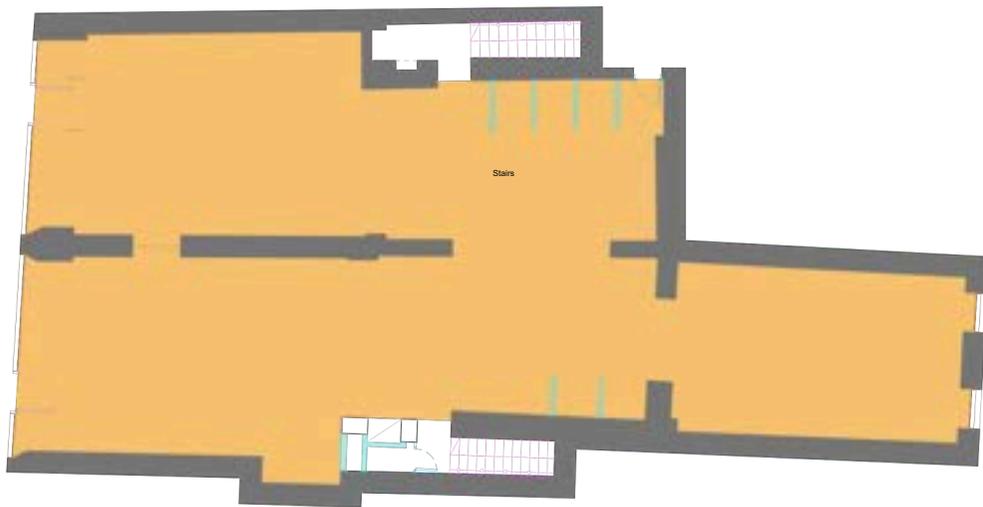


Caffeinate N10



Oliver Bonas

# Floor plans



Ground Level

1,834 Sq.Ft.



Lower Ground

934 Sq.Ft.

Floor	G&LG
Total Size (sq.ft.)	2,769
Quoting Rent (p.a.) excl.	£150,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£31,251
Estimated Occupancy Cost excl. (p.a.)	£181,251

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

# Financials

## Lease

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## Possesion

Upon completion of legal formalities.

## Legal Cost

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

TBC.

## Floor Plans

Scaling floor plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

## CONTACT US

**Jim Clarke**

020 7927 0631

Jim@rib.co.uk

**Matthew Mullan**

020 7927 0622

Matthewm@rib.co.uk

**Thomas D'arcy**

020 7927 0648

Thomas@rib.co.uk

# RIB

ROBERT IRVING BURNS