



96 Muswell Hill Broadway

London N10 3QR

TO LET

High End Retail Space in
Muswell Hill

Self Contained over Ground &
Lower Ground Floor

Rear Access with Warehouse
Storage

1,690 SQ. FT.

NIA



DESCRIPTION

This unique opportunity is situated in a prime location along Muswell Hill, occupying a highly desirable position. The premises are arranged over ground and lower ground floors, with both front and rear access.

The ground floor retail space benefits from excellent natural lighting at both the front and rear, complemented by impressive ceiling heights. At the rear, the unit features convenient loading facilities.

The lower ground floor includes a staff kitchen and a front storeroom, offering functional support spaces to enhance operations.



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



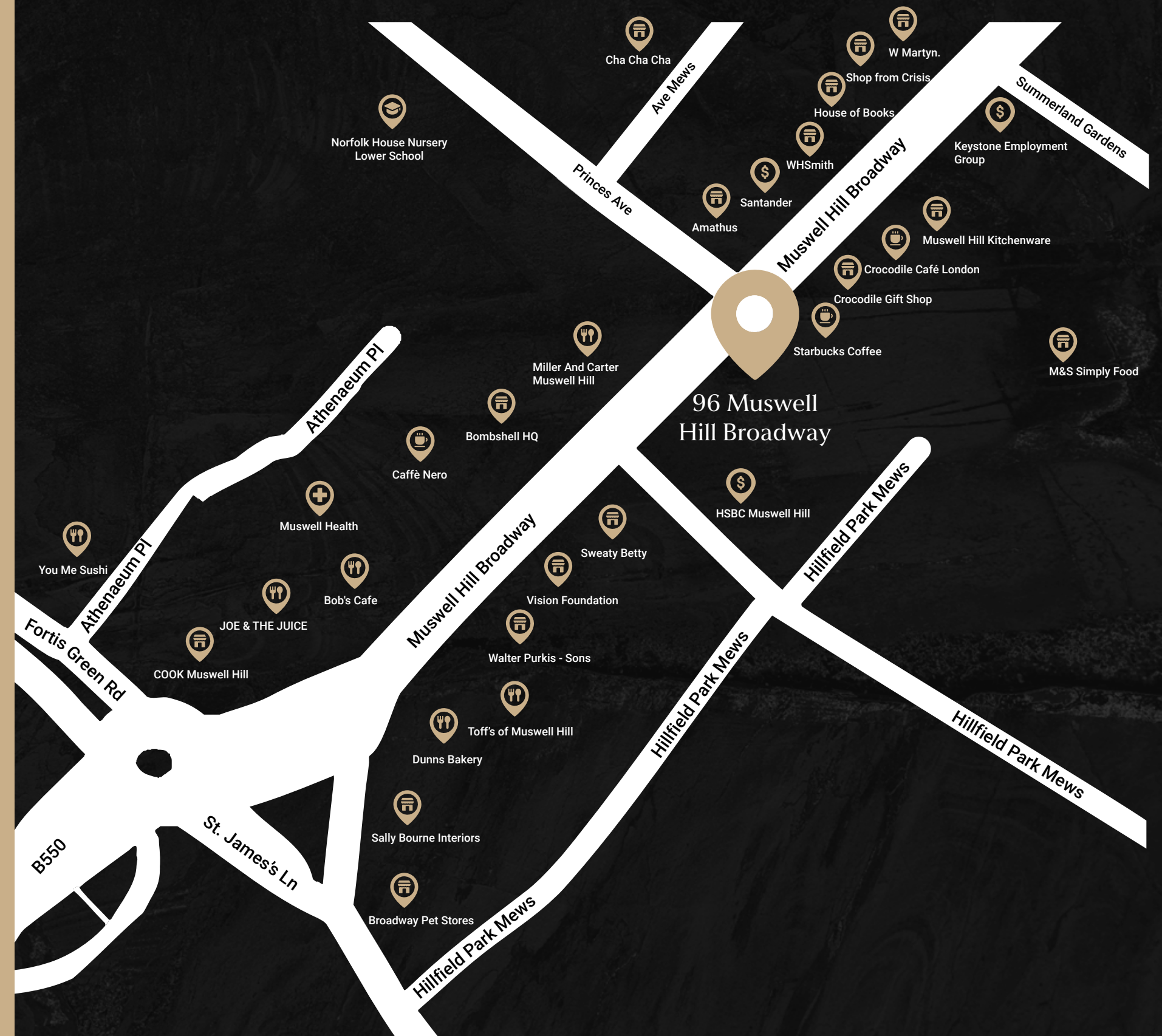


INTERIOR PHOTOS

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.



FINANCIALS

FLOOR

Total Size (sq.ft.)	1,690
Quoting Rent (p.a.) excl.	£92,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£21,457

ESTIMATED OCCUPANCY COST EXCL. (P.A)

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

GROUND AND LOWER GROUND FLOOR

LOWER GROUND FLOOR

GROUND FLOOR

611 sq.ft.	1, 079 sq.ft.
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LEASE

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

C Rating

VAT

Not elected

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. January 2025.

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RIB

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