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ROBERT IRVING BURNS

# 96 Muswell Hill

High End Retail Space in Muswell Hill

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

1,690 SQ. FT.  
NIA

# 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





96 Muswell Hill



Floor	G&LG
Total Size (sq.ft.)	1,690
Quoting Rent (p.a.) excl.	£79,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£29,697
Estimated Occupancy Cost excl. (p.a.)	£109,197

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. June 2026

## CONTACT US

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a large, white, serif font. The 'I' is smaller and positioned between the 'R' and 'B'. The letters are set against a dark background.

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