98 Hillfield Park Mews

Self Contained Ground Floor Commercial Unit
Situated on Hillfield Park Mews
Just off Muswell Hill Broadway

611 SQ. FT. NIA

R|B
ROBERT IRVING BURNS

DUTCH & DUTCH
125 years of property expertise

Description

The available accommodation comprises a versatile ground floor commercial unit situated on Hillfield Park Mews, just off Muswell Hill Broadway, benefiting from its own private entrance.

The property is accessed via a roller shutter entrance and provides generous ceiling heights within the principal front area, creating an adaptable space suitable for a variety of commercial uses. Towards the rear, the accommodation benefits from a fully fitted kitchenette, together with additional storage facilities.

The premises would lend themselves to a wide range of occupiers, particularly leisure and wellness operators, Pilates and fitness studios, creative businesses, and office users, subject to any necessary consents.

Additional features include spot lighting, a boiler system and comfort cooling, although the mechanical installations have not been tested.

Overall, the accommodation presents an excellent opportunity for an occupier seeking flexible, self-contained commercial space in the heart of Muswell Hill, with the benefit of independent access and an adaptable internal layout.



Specifications

- Front Room Height: 2.75 metres

  Kitchen and Storeroom: 1.97 metres

  Private entrance
- Roller shutter entrance
- Generous ceiling heights
- Fully fitted kitchenette
- Additional storage facilities
- Spot lighting
- Boiler system
- Comfort cooling
- Self-contained commercial accommodation
- Flexible and adaptable internal layout
- Ground floor accommodation







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

Total Size (sq.ft.)	611
Quoting Rent (p.a.) excl.	£25,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£10,735
Estimated Occupancy Cost excl. (p.a.)	£35,735

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.

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