96 Muswell Hill

High End Retail Space in Muswell Hill

Self Contained Ground Floor Unit

1,079 sq ft
NIA

R|B
ROBERT IRVING BURNS

DUTCH & DUTCH
125 years of property expertise

To Let

High End Retail Space in Muswell Hill

Self Contained Ground Floor

Rear Access with Warehouse Storage

1,079 SQ FT

NIA



Description

The premises comprise an attractive ground floor commercial unit extending to approximately 1,079 sq ft, prominently situated on Muswell Hill Broadway. The accommodation is arranged predominantly over the ground floor, with a private stairwell providing access to WC facilities at lower ground floor level. The unit benefits from tiled flooring, fitted interiors, excellent natural light from both the front and rear elevations, comfort cooling and a security system, both of which are untested.

The premises would suit a wide variety of occupiers within Use Class E, including retail, office, showroom, beauty, wellness and other leisure-related operators, subject to any necessary consents.



Specifications

- Private stairwell

  Lower ground floor WC facilities
- Tiled flooring
- Fitted interiors
- Excellent natural light from front and rear

  elevations
- Comfort cooling (untested)
- Security system (untested)
- Prominent location on Muswell Hill Broadway
- Suitable for a variety of Use Class E occupiers








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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	GF
Total Size (sq.ft.)	1,079
Quoting Rent (p.a.) excl.	£62,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£18,958
Estimated Occupancy Cost excl. (p.a.)	£81,458

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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