

# RIB

ROBERT IRVING BURNS



## 22-24 MUSWELL HILL BROADWAY

LONDON N10 3RT

**TO LET**

SUITABLE FOR CLASS E  
(OFFICES, MEDICAL, RETAIL, CLINICAL, ETC.)

GROUND & LOWER GROUND FLOOR  
1,138 SQ.FT. (105.72 SQ. M)

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR



Oliver Bonas



Côte



Coffee Club



The Broadway



Chooks

# Location

The property is situated along the vibrant and well-known Muswell Hill Broadway. Although due to its position, the unit further benefits great brand exposure from St James Lane, Fortis Green Road and Muswell Hill Road respectively. The pitch is a wash of many house hold names such as Oliver Bonas, JoJo Maman Bébé, Holland & Barrett, Whistles and WH Smith to name a few.

The premises is close to the junction with Summerland Gardens. East Finchley Underground Station (approximately 1.1 miles) and Alexandra Palace Train Station (1.2 miles) are within good proximity of the building.

## Description

The opportunity is self-contained, arranged over ground and lower ground floor. The site is a former beauty/aesthetics clinic and is currently fitted into 5 treatment rooms, all benefitting from comfort cooling (not tested). The unit has great frontage and comes fitted with staff kitchen. There is also a shared rear courtyard.





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# Specifications

- Self-contained
- Comfort cooling
- Staff kitchen
- Internal WCs
- Shared rear courtyard
- Good frontage
- Ideal for medical/beauty/aesthetics

# Accommodation

Net Internal Area  
**1,138 SQFT**

|                                        |         |
|----------------------------------------|---------|
| Total Size (sq.ft.)                    | 1,138   |
| Rent (p.a.) excl.                      | £48,000 |
| Service Charge                         | TBC     |
| Estimated Rates Payable (p.a.)         | £16,342 |
| Estimated Occupancy Cost excl. (p. a.) | £64,342 |

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.

# 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

Available on request.

# VAT

TBC

# FLOOR PLANS

Scaled 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 2025



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# CONTACT US

Matthew Mullan  
0207 927 0622  
Matthewm@rib.co.uk

Ben Kushner  
020 7927 0637  
Ben.k@rib.co.uk

Thomas D'arcy  
020 7927 0648  
Thomas@rib.co.uk

Jim Clarke  
0207 927 0631  
Jim@rib.co.uk

## OUR JOINT AGENTS

Nick Seaton  
020 8800 4321  
Nicholas@psscommercial.com



Paul Simon Seaton  
Commercial & Investment

[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)