

RETAIL TO LET | 1,079 SQ FT

96 MUSWELL HILL BROADWAY, MUSWELL HILL, N10 3QR

PRIME MUSWELL HILL E-USE CLASS PREMISES

- Impressive ceiling height
- Ideally suited for a range of E-use classes including (Medical, Retail/Showroom, Leisure and Office)
- Excellent natural light and 3.57m ceiling height on the ground floor front area
- Located in a fantastic position in the heart of Muswell Hill Broadway
- Showroom lighting
- Lower ground floor WC facilities
- Fully open plan retail area
- Comfort cooling (not tested)



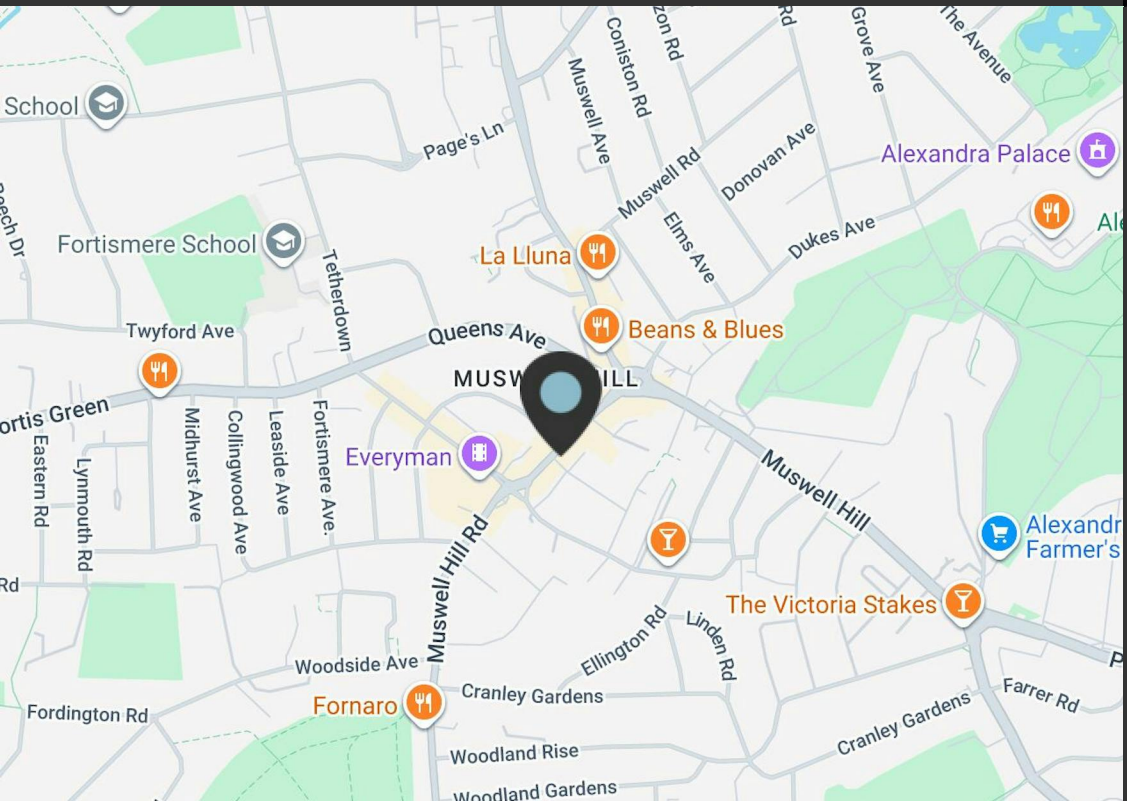
DESCRIPTION

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.





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 Amathus, , Sweaty Betty, Oliver Bonas, JoJo Maman Bébé, Holland & Barrett, Whistles and WH Smith to name a few.

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.


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AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,079	100.24	Available

RENT

£62,500 per annum

TERMS

A new lease for a term by arrangement.

EPC

C

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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