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Ground floor commercial unit situated on Hillfield Park Mews Just off Muswell Hill Broadway

98 HILLFIELD PARK MEWS

Muswell Hill, N10 3QR

Retail

TO LET

611 sq ft

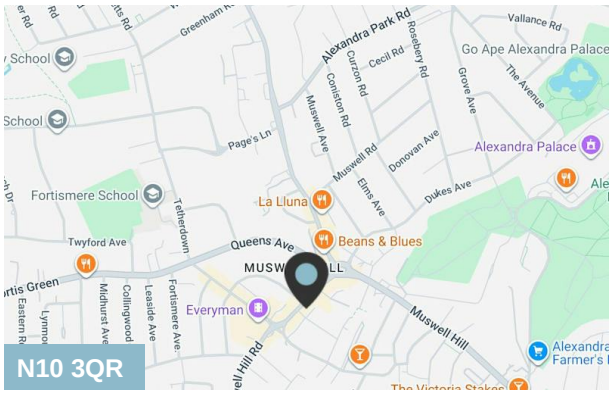
(56.76 sq m)

- Roller shutter entrance and pedestrian door
- Suitable for a range of e-uses including, office, showroom, medical, beauty and leisure
- Fully fitted kitchenette
- Self-contained commercial accommodation
- Flexible and adaptable internal layout
- Located on a Mews road just off Muswell Hill Broadway in central Muswell Hill
- Available now

98 Hillfield Park Mews, Muswell Hill, N10 3QR

Summary

Available Size	611 sq ft
Rent	£25,000 per annum
Business Rates	To be re-assessed.
Service Charge	N/A
VAT	Applicable
EPC Rating	Upon enquiry



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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	611	56.76	Available
Total	**611**	**56.76**	

Terms

A new lease for a term by arrangement.

Viewing & Further Information



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