

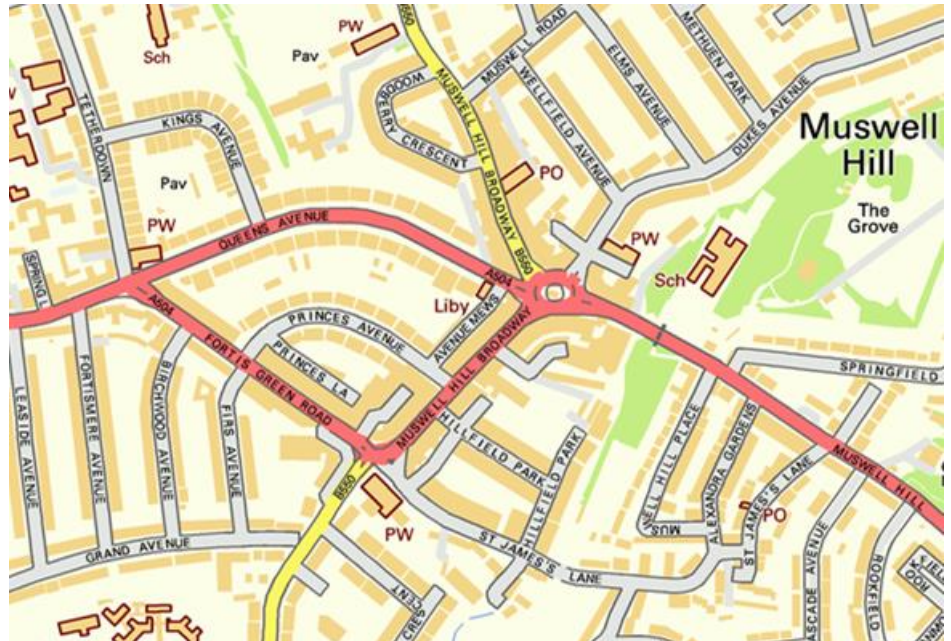
# SHOP TO LET

**55 FORTIS GREEN ROAD  
MUSWELL HILL  
N10**



23 Barrett Street  
London W1U 1BF

**020 7491 0207**



## LOCATION

The property occupies a prominent position on Fortis Green Road. Muswell Hill is one of London's most affluent suburbs and is equidistance between East Finchley & Highgate Stations (Northern Line). Nearby occupiers include the new Everyman Cinema, Pret A Vivre, Tom Foolery and Sainsbury's Local.

## DESCRIPTION

The property consists a lock up retail unit which benefits from full height glazed windows and an electric security shutter.

## ACCOMMODATION

The property has the following approximate dimensions and floor areas: -

Internal Width	6.98 ft	2.13 m
Total Floor Area	153 ft <sup>2</sup>	14.23 m <sup>2</sup>

## LEASE

By way of a new full (effective) repairing lease.  
Terms to be agreed.

## RENT

£14,500 per annum exclusive

## BUSINESS RATES

2010 Rateable Value                      £9,500

## VIEWING

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