



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

SHOP TO LET

81 Fortis Green Road, Muswell Hill, London, N10 3HP

676 ft²



LOCATION

The Property occupies a prominent position on the western side of Fortis Green Road. Muswell Hill is one of London's most affluent suburbs and is equidistant between East Finchley & Highgate Stations (Northern Line). Nearby occupiers include the Everyman Cinema, Gail's Bakery, Planet Organic, Tomfoolery and Sainsbury's Local.

FLOOR AREAS (GIA) / 2017 RATEABLE VALUE /RATES PAYABLE

Unit	FT ²	M ²	2017 RV	Rates Payable
81	676	62.80	£25,500	£0*

*for the year ending 31st March 2021, there is no business rates liability for this unit.

DESCRIPTION

The Property comprises a lock up retail unit which benefits from a full height glazed frontage.

There is a separate store, kitchen and WC to the rear of the sales area.

■ Recently Refurbished

■ Wooden Floor

■ Kitchen

■ Gas Boiler



PLANNING USE

Class E (former A1/A2/A3/B1 plus some former D1 and D2 uses)

EPC Rating

This has been commissioned and we are awaiting the Certificate.

LEASE

To be let by way of a new full (effective) repairing lease on terms to be agreed.

RENT

Offers in excess of £32,500 per annum are invited.

VAT

No VAT is chargeable on the rent.

For more information or to arrange a viewing, please contact:

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