



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

SHOP TO LET

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

720 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
51	720	66.89	£21,750.00	tbc

DESCRIPTION

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

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

■ Recently Refurbished

■ Wooden Floor

■ Office

■ Comfort Cooling



PLANNING USE

Class E (former A1 use)

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

Asking Rent £37,500 per annum exclusive.

VAT

No VAT is chargeable on the rent.

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

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