

TO LET
No Premium

LOCK UP UNIT – A3 RESTAURANT USE



PRIORY ROAD, CROUCH END, LONDON N8

Situated on the busy intersection of Priory Road, Park Road and Muswell Hill, this well-presented A3 lock up unit is offered to the market vacant and without premium.

The premises are located within an affluent area of North London, along a pleasant parade of mixed (mainly independent) traders – *viewing recommended.*

RENT: £24,000 PAX – No Premium

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011

MAUNDER TAYLOR

SUMMARY OF ACCOMMODATION



Main front retail area 4.6m wide with a depth of 7.8m extending to 11.8m into counter area.

Front Retail: Total: 45.5m²



Kitchen to rear – will require fitting out. Tiling to walls and floor, wash basin, stainless steel cooker hood. Door and window to rear.

Kitchen Area: 17.6m²

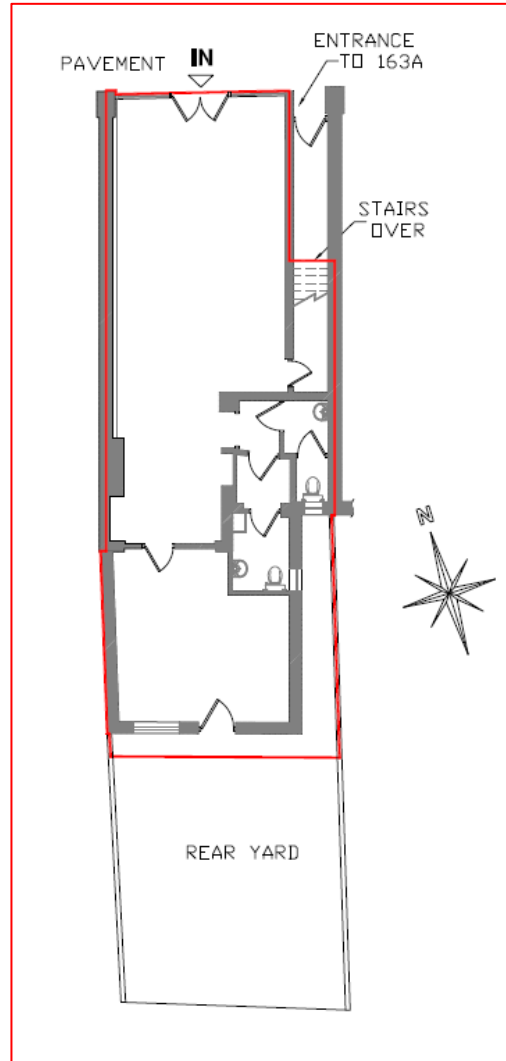
2 separate WCs.

PREMIUM - None

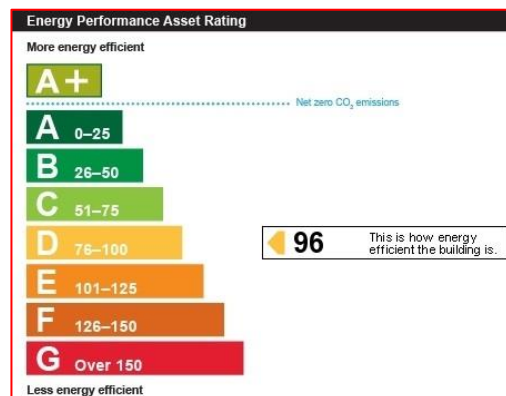
Lease: New lease. Terms to be agreed – *outside the scope of the landlord & tenant act.*

Legal: Each party to be responsible for their own legal expenses.

Business Rates: According to the VOA web site, the 2017 Rateable Value is £15,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with The London Borough of Haringey.



For identification purposes only



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