

190 Muswell Hill Broadway, London, N10



Class E Retail Unit - Subject to Vacant Possession

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Location

190 Muswell Hill Broadway is ideally situated the heart of Muswell Hill and well connected to neighbouring villages. It is a densely populated and affluent area, providing a wide range of high-end dining and retail opportunities that draw in large numbers of people from nearby Highgate, Wood Green and Finchley.

The subject property is located in the very centre of the village, on the roundabout that also serves as depot for 8 local bus routes, ensuring excellent footfall and exposure.

Muswell Hill Broadway plays host to a variety of staple occupiers which draw footfall to the area including Le Creuset, M&S Food Hall, White Stuff, Holland & Barrett, Sweaty Betty, Everyman Cinema, Space NK and Sainsburys.

Accommodation (NIA)

The premises is arranged over the ground floor only.

It comprises the following approximate net internal floor area:

Description	sq ft	sq m
Ground Floor - Sales	1,720	159.79
Ground Floor - Ancillary	335	31.12
Total	2,055	190.92

It benefits from two separate entrances so the unit could be split.

Rent

£105,000 per annum exclusive.

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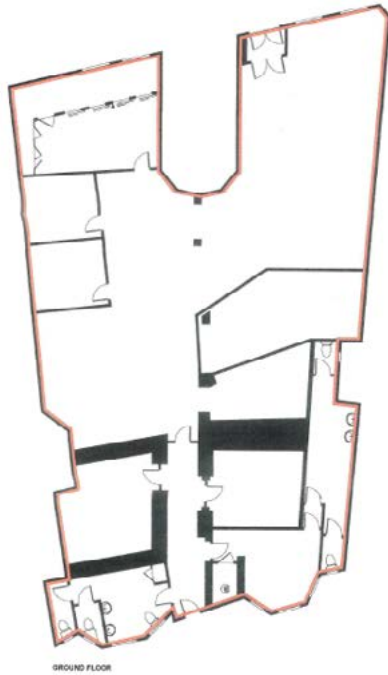
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Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed. Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

The premises will be subject to vacant possession.

Business Rates

As per the Valuation Office Agency, business rates are as follows:

Rateable value: £71,500

UBR (2024/25): 0.546

Business rates: £39,039

Parties are advised to make their own enquiries to Haringey Council.

EPC

Energy Rating: C

Full report available on request.

Legal Costs

Each party to bear their own legal costs.

Further Information and Viewing

Viewings are by appointment via Levy Real Estate.

Levy Real Estate:

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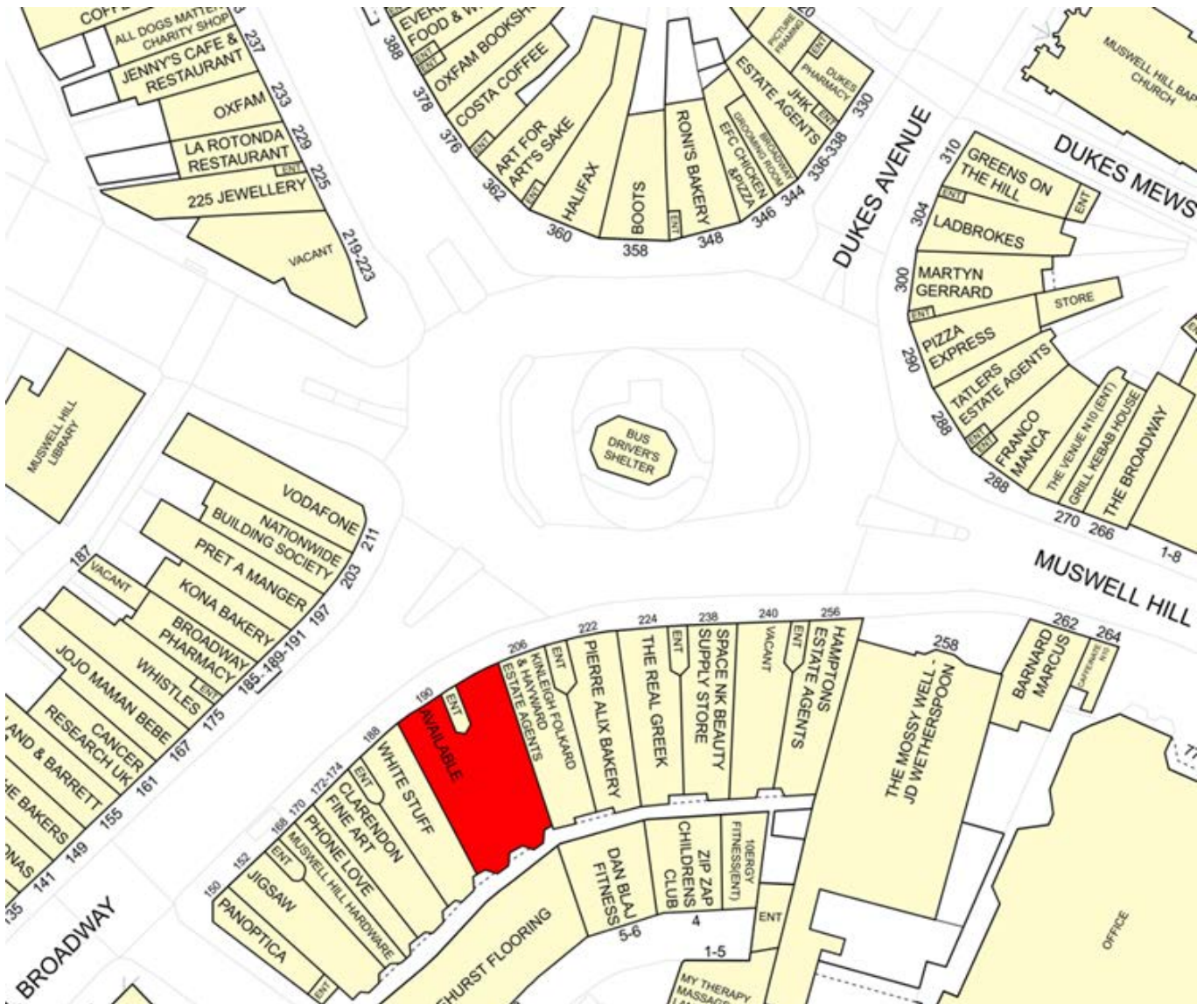
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Location Plan

Not to scale, indicative only



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