

LEASE FOR SALE

70 FORTIS GREEN ROAD

MUSWELL HILL

N10 3HN



LOCATION and DESCRIPTION

The premises occupy a prominent location in the centre of this affluent north London suburb close to the junction with Muswell Hill Broadway. It is within close proximity to a variety of multiple and local traders and also an Odeon Cinema.

Arranged on ground floor only with the benefit of an attractive retail frontage it currently forms part of a double shop unit which will be split to provide the following:-

Int Width	5.03m	16/6
Sales area	121.28m ²	1305sq ft
Store/kitchen	5.02m ²	54sq ft
Total area	126.30m ²	1359sq ft

LEASE TERM

The premises are held on a 10 year full repairing and insuring lease as from 29th September 2005 and subject to 5 yearly rent reviews.

RENT

£29,000pa

RATES

The premises are not at present separately assessed for rates

V.A.T

All charges are exclusive of but may be subject to VAT

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

COSTS

The incoming party will be responsible for the vendors reasonable costs incurred in the disposal.

VIEWING / INSPECTION

Strictly by appointment via the sole retained agents Bolton Birch. Please contact Richard Bolton as the premises are only CONFIDENTIALLY AVAILABLE.

Tel : 01244 311681

Fax : 01244 344090

Email : richard@boltonbirch.com

Details Dated : 01.02.10
Ref: RWB

