



Large E Class Unit In Hornsey High Street
Approx. 104 M² – 1119 Sq Ft
NEW LEASE

Hornsey High Street London N8 7NT

Location:

Situated in a prominent position on the High Street almost opposite Argos and the new Sainsbury Supermarket. Nearby traders include hair and beauty outlets, a nails salon, Kansas Chicken & Ribs and the Great Northern Railway Tavern.

Accommodation:

Comprises a substantial ground floor E Class unit with considerable depth. The unit is currently arranged to provide several private rooms, but could be opened up to provide clear space.

Internal Width (Front) **4m**
Internal Width (Rear) **5m**
Maximum depth **22.8m**

Area: **104.9 m²** **1119 sq ft**

Amenities: DDA Compliant WC
Fitted Kitchenette
Fire Alarm System
Suspended Ceilings with LED Lighting
Pay & Display Parking Opposite
Rear Access

Lease: New lease for a term by arrangement on full repairing and insuring basis

Rent: **£25,000 p.a.x..** VAT is not applicable

Business Rates: **R.V £15,000. This is not what you pay. The payable sum is approximately 50% of this figure.** Please check the precise sum payable with Haringey Rates department.

Rent Deposit: The tenant will be expected to provide a security deposit equivalent to 3-6 month's rent, dependent upon covenant.

Service Charge: The tenant will be liable to contribute towards any external repairs to common parts of the building.

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.

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