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## Large E Class Unit In Hornsey High Street Approx. 104 M<sup>2</sup> – 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.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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Internal Width (Front) Internal Width (Rear) Maximum depth	4m 5m 22.8m	
Area:	104.9 m²	1119 sq ft
Amenities:	DDA Compliant W0 Fitted Kitchenette Fire Alarm System Suspended Ceiling Pay & Display Park Rear Access	s with LED Lighting
Lease:	New lease for a ter basis	m by arrangement on full repairing and insuring
Rent:	£25,000 p.a.x V/	AT is not applicable
Business Rates:	<b>R.V £15,000. This is not what you pay. The payable sum is approximately 50% of this figure.</b> 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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