



- Assignment of an already existing lease
- Net Internal Area 49m<sup>2</sup> (528ft<sup>2</sup>) approx.
- A1 Licence

RENT:  
£17,500 PAX  
PREMIUM:  
£30,000



MIDDLE LANE  
A1 SHOP

N20  
TO LET

0208 444 3445  
martyngerrard.co.uk



## Description:

This A1 shop is currently trading as a News Agent/Off Licence /Grocer. This would suit a similar business if not to carry on with the same business.

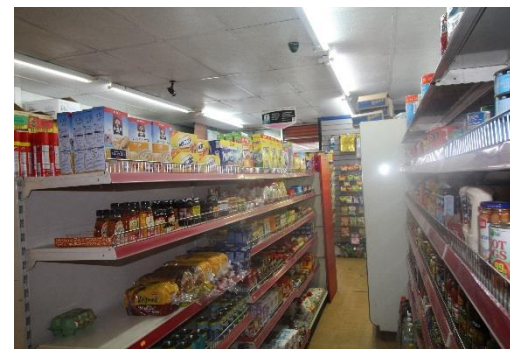
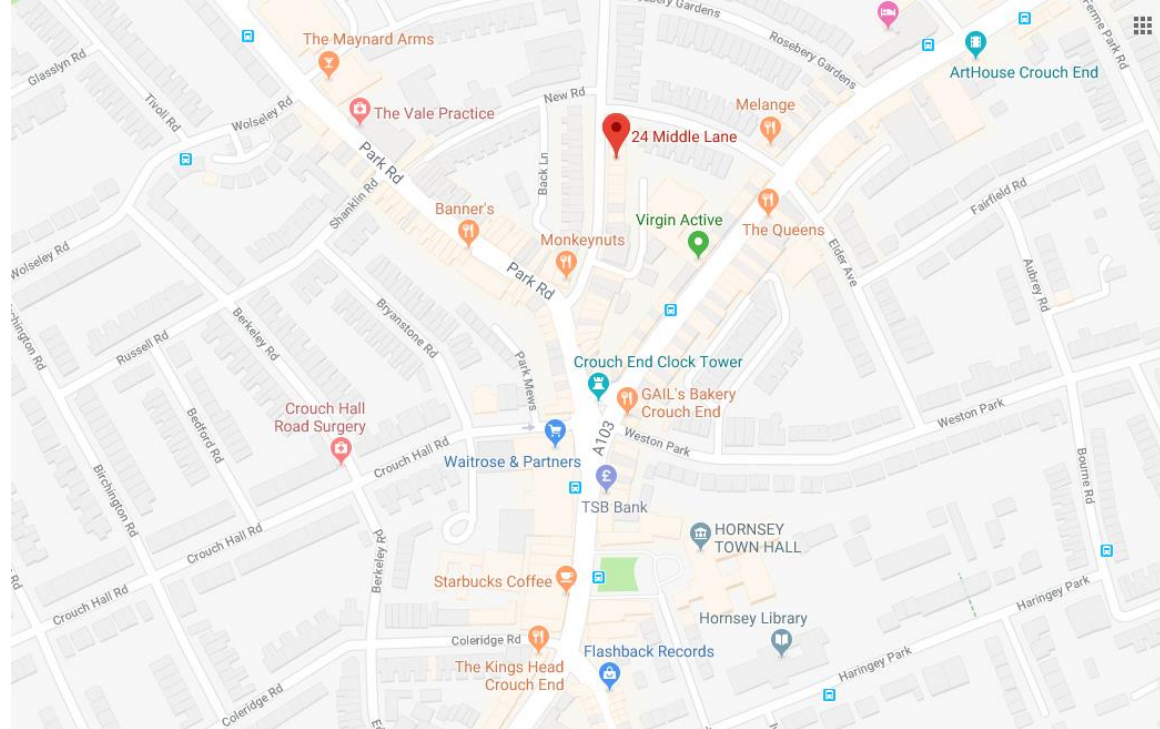
The Net Internal Area of the property is 49m<sup>2</sup> (528t<sup>2</sup>) approx.

## Location:

- Access to A406, M1 and A41.
- Within a mile of Hornsey Overground Station.
- Prominent position in popular parade.

## Local High Street:

This property is within close proximity to a number of multiples and retail outlets in and around Crouch End including Tesco, Waitrose, Pizza Express, Park Road Leisure Centre and Odeon Cinemas.



**Lease:** Assignment of an already existing lease

**Rent:** £17,500 PAX

**Premium:** £30,000

## Business Rates:

Interested parties are invited to make their own investigation to confirm whether any small business or rate relief may apply

## Conditions:

Ingoing tenant to be responsible for both parties' reasonable legal costs.

## References:

A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord

## Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
- These details do not constitute any part of an offer or contract.
- All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.