



- Grant of a New Lease
- Net Internal Area 98.82M<sup>2</sup> (415Ft<sup>2</sup>).
- High Street Location
- Rear yard 81.3m<sup>2</sup> (875ft<sup>2</sup>).

RENT:  
£20,000 PAX

CROUCH HILL  
D1 SHOP

N8 SHOP  
TO LET

0208 444 3445  
martyngerrard.co.uk



## Description:

This D1 ground floor shop previously trading as a Nursery but would suit a variety of different businesses. The property is arranged with an initial retail area and rear staff area and W/C, offering a total ground floor shop area of 38.6m<sup>2</sup> (415ft<sup>2</sup>) approx.

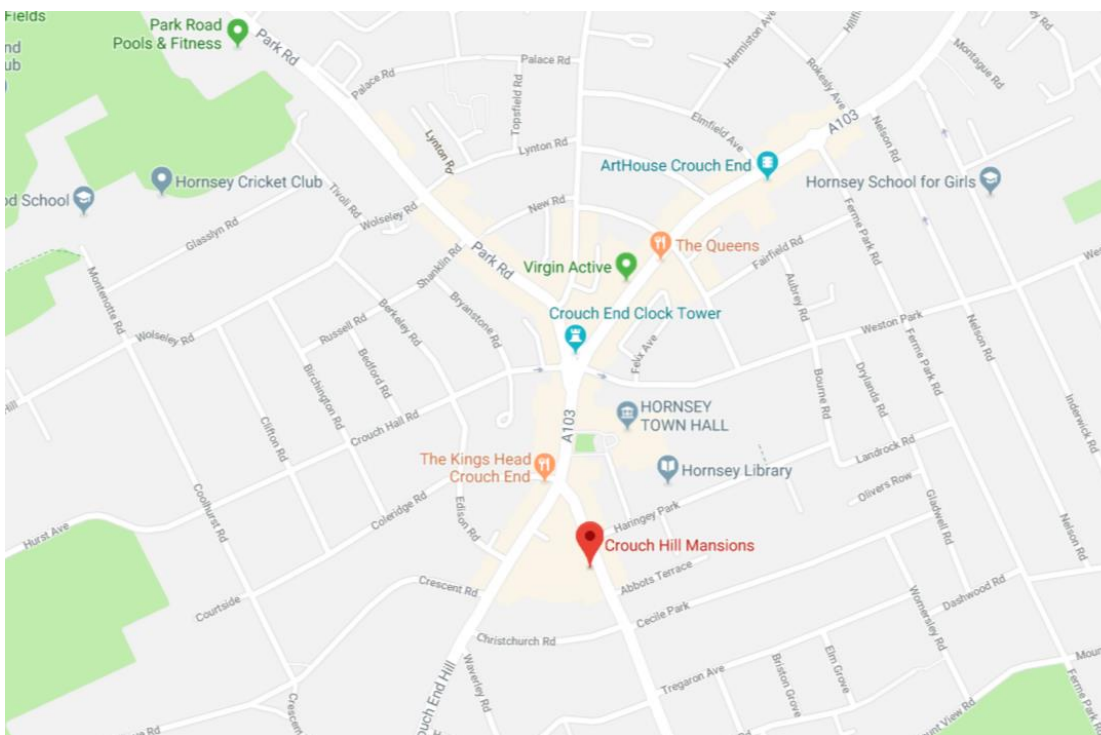
This shop also benefits from a substantial rear yard offering a total of 81.3m<sup>2</sup> (875ft<sup>2</sup>) approx.

## Location:

- Situated at the south end of Crouch Hill.
- Within easy access to Stroud Green, Finsbury Park, Hornsey, Highgate, Holloway and surrounding areas.
- Serviced by a range of bus routes
- Having Crouch Hill overland train station and Finsbury Park overland & underground stations as its nearest public transport links.

## Local High Street:

Situated close to Oddbins with a range of multiple retailers such as Barclays, Marks & Spencer, Evans Cycles, KFC, Carphone Warehouse, Costa Coffee and Virgin Active also within easy access on the Broadway and connecting shopping roads along with a number of smaller boutique style outlets.



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.

## Lease:

Grant of a New Lease

**Rent:** £20,000

## Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

## Conditions:

Each party responsible for their own 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.

