



**James ashley**  
**commercial**  
property consultants

223 Muswell Hill Broadway | Muswell Hill | N10 1DD  
PRIME CORNER PREMISES TO LET

# 223 Muswell Hill Broadway | Muswell Hill | PRIME CORNER PREMISES TO LET

- ground, first floor & basement
- 305.64 - 393.43 m<sup>2</sup> (3,290 - 4,235 ft<sup>2</sup>) approx.
- 'e' use class
- good ceiling height & natural light
- rent: £125,000 - £150,000 per annum
- prominent prime corner position

## DESCRIPTION

Prominent corner former bank premises arranged over the ground, first floor and basement. The ground floor is mainly open plan, with some partitioned offices and store rooms. The first floor provides further offices, a kitchen/staff room, male and female WC's. The basement was mainly used for additional storage and houses the main utilities.

We understand that the premises have an 'E' Use Class, which includes; retail, restaurant, leisure, medical and office. Alternative uses will be considered, such as educational - subject to planning.

## LOCATION

Located in a prime position on the Muswell Hill Broadway (B550) on the corner of Queens Avenue (A504) and by Muswell Hill Roundabout in the centre of Muswell Hill.

Neighbouring occupiers include; Little Waitrose, Costa, Boots, The Real Greek, Nat West, Vodafone, Nationwide, Pret, White Stuff, Jojo Maman Bebe, Holland & Barrett, Oliver Bonas, Snappy Snaps, Mail Boxes Etc, together with a good mix of other independent and local traders.

Highgate Underground station (Northern line) is just over one mile away, providing services to Morden via Bank, Mill Hill East, Kennington, High Barnet, Finchley Central and Battersea Power Station. There are also various buses serving the area located on Muswell Hill Broadway.

## ACCOMMODATION

Ground floor	256.87 m <sup>2</sup>	2,765 ft <sup>2</sup>	
First floor	87.79 m <sup>2</sup>	945 ft <sup>2</sup>	
Basement	48.77 m <sup>2</sup>	525 ft <sup>2</sup>	
<b>TOTAL</b>	<b>393.43 m<sup>2</sup></b>	<b>4,235 ft<sup>2</sup></b>	<b>N.I.A.</b>

## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

We understand that the current rateable value is £95,500. Contact Haringey Council on 020 8489 1700 to confirm what amount is actually payable.

## VIEWING

Strictly by prior appointment by contacting the Freeholders sole letting agents:-

**James Stefanopoulos or Ashley Brudenell**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

[james-ashley.co.uk](http://james-ashley.co.uk)



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.