

GROUND FLOOR COMMERCIAL UNIT TO LET (*BY WAY OF ASSIGNMENT OF CURRENT LEASE)



20, CRESCENT WEST, HADLEY WOOD, HERTS, EN4 0EJ

Situated along Hadley Wood's local shopping parade – adjacent to Hadley Wood mainline station, a ground floor lock up commercial unit, available by way of assignment.

Lease to be assigned – to include fixtures & fittings (specific items to be agreed)

The unit is subject to a 12-year lease, established in 2018 (expires 2030). Next rent review is in 2026 – *current passing rent is £21,385PAX - further lease details available on request.

Internal viewing is highly recommended – By Appointment only

ASSIGNMENT OF LEASE: PASSING RENT: £21,385 PAX
Offers invited for the quality of fit out, fixture & fittings

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



Ground Floor Accommodation

Main Retail Area

Max. depth of 23'8 (7.21m) x 17'7 (5.36m) – frontage width, narrowing to 17'1 (5.18m)

WC Area – 6'10 X 3'11 (2.08m x 1.19m)

Current passing rent is £21,385PAX

GIA of approx. 415ft² (38.6m²)



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Lease:

ASSIGNMENT of existing 12-year lease, established January 2018 – expiring January 2030.

Legal Fees:

****Outgoing tenant will require a contribution towards legal/exit costs from the ingoing party undertaking will be required prior to papers being issued****

Business Rates:

According to the VOA web site, the **Rateable Value** from **April 2023 will be £12,000**. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Enfield.



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