

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

LOCK UP COMMERCIAL UNIT – TO LET NEW LEASE (NO PREMIUM)



37 PARK ROAD, CROUCH END, LONDON, N8 8TE

A lock-up commercial unit, lying within 200m of the clock tower at Crouch End.

Situated in a parade of mixed independent retail units, coffee shops & restaurants – this unit is offered to market with the benefit of a new lease (terms to be agreed), and without premium.

Viewings – strictly by appointment only

RENT: £25,000 PAX – New Lease



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

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SUMMARY OF ACCOMMODATION

Front Retail Area	29' x 12'4 (8.84m x 3.76m)
Side-rear Area	18'10 x 6' (5.74m x 1.83m)
Mid-rear Area	12'5 x 10'4 (3.78m x 3.15m)
Rear Area (store/kitchenette/WC)	10'4 x 6'10 (3.15m x 2.08m)
Small Rear Yard	
Modern Rear Storage Building (with power)	17' x 15'8 (5.18m x 4.78m)



GIA: APPROXIMATELY 680ft² (63.2m²)
(excluding rear storage building)

Business Rates:

According to the VOA web site, the current rateable value as of April 2023 is £20,500. 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 Haringey local authority: 020 8489 1000.

Lease:

New lease - terms to be agreed. No premium.

Legal Fees:

Each party to pay their own legal costs.

EPC Rating: D90



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