

To Let By
Way of
New Lease
148 Colney
Hatch Lane
London
N10 1ER

£32,000 PER ANNUM



KEY INFORMATION

RENT: £32,000 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to bear their own

VAT: Not VAT elected

RATES: Rateable value - £22,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

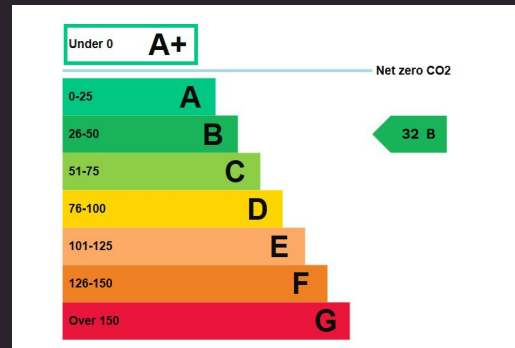
VIEWING: Via the owners sole agents PSS Commercial.

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

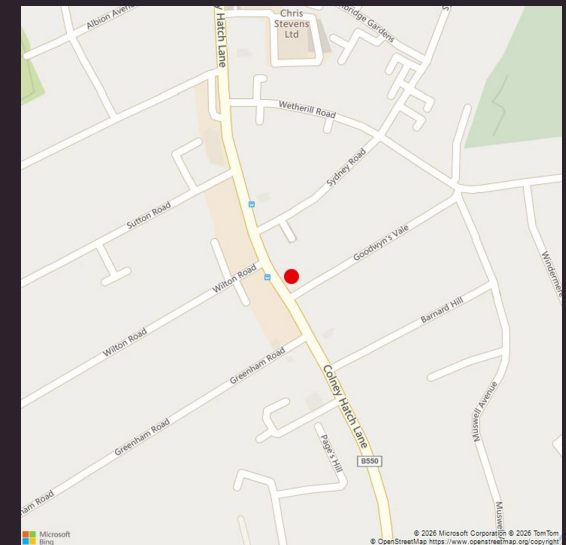
PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



ENERGY RATING



Ground Floor 32 B



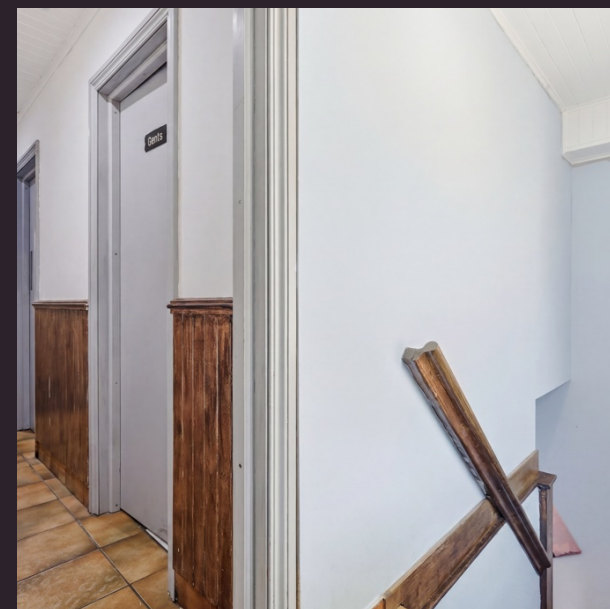
Paul Simon Seaton
Commercial & Investment

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FEATURES

- E Class Use
- Decorated to a good standard
- Extraction
- Outdoor Seating Area
- Air Conditioned

Currently trading as a restaurant 1553 sq.ft. approx over ground and part first floor.

Ground floor 1158 sq ft approx

Kitchen with extraction 92 sq.ft approx

Staffroom to rear

First floor male and female w.cs, store room

Decorated to a good standard, laminate flooring and air conditioning, outside seating at front

Set on Colney Hatch Lane, the main thoroughfare connecting Muswell Hill to Friern Barnet. The immediate area is predominantly residential, featuring a mix of suburban housing, local shops, and local parks nearby.

The nearest major transport links include the A406 (North Circular Road) just to the north, and local bus routes serving the Muswell Hill and Bounds Green areas.

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings



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