

# Ground Floor E-Class Premises to Let in Prominent Location



516 Muswell Hill Broadway, London N10 1BT



### Rent

£25,000.00 per annum exclusive of rates, service charges, landlords insurance & VAT.

### Lease

A new full repairing and insuring lease for a term of 10 years incorporating 5 yearly upward-only rent reviews.

### Rates

The rateable value is £14,000 (rates payable £6,986.00 pa) therefore if you are eligible for small business rates relief this may not be payable. Please check with the local authority before entering into a lease.

### Planning

The premises has E-Class use, however any intending occupier should check this with the local authority prior to completing a lease on this unit.

### Legal Costs

Each party to bear their own legal costs.

### Further Information/Inspections

Please contact sole letting agents Forty Group.

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**FORTY**

