



Shop

Archway Road, London, N6 5AA

£25,000

EPC Rating:

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£25,000

Description

This shop is situated within the conservation area of Highgate, in a prominent parade opposite Highgate Underground Station (northern line). There is a good selection of independents along here including a cafe, dry cleaners, professional trainer, hairdressers, nail salon, pizza restaurant, a gallery, with Medivets, Mind charity shop and the Woodman Pub close to the junction with Southwood Road.

Laid out as open plan with stairs to the basement and also a rear room which can be used for ancillary storage/staff area. This shop being in such a great location could suit retail/office or alternative uses, subject to any planning permissions required.

Retail Area

Rear ancillary/Storage/Staff Room

Basement

Total Approximate Area – 587 sq.ft. (55 sqm.)

Rent: £25,000 per annum exclusive of rates and service charge.

Lease: A new lease on terms to be agreed.

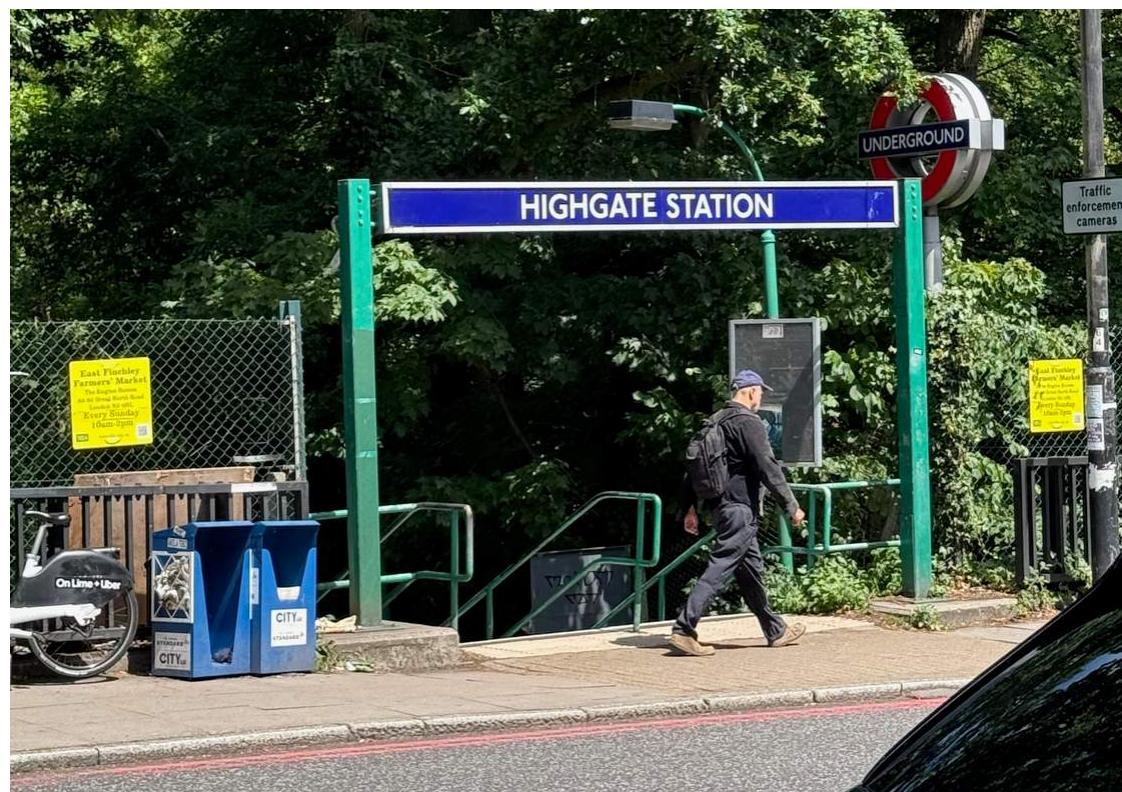
Rent Deposit: 3 months.

Legal Costs: Each party to bear their own legal costs.

Rates: RV £12,250. This is not the rates payable figure. London Borough of Haringey.

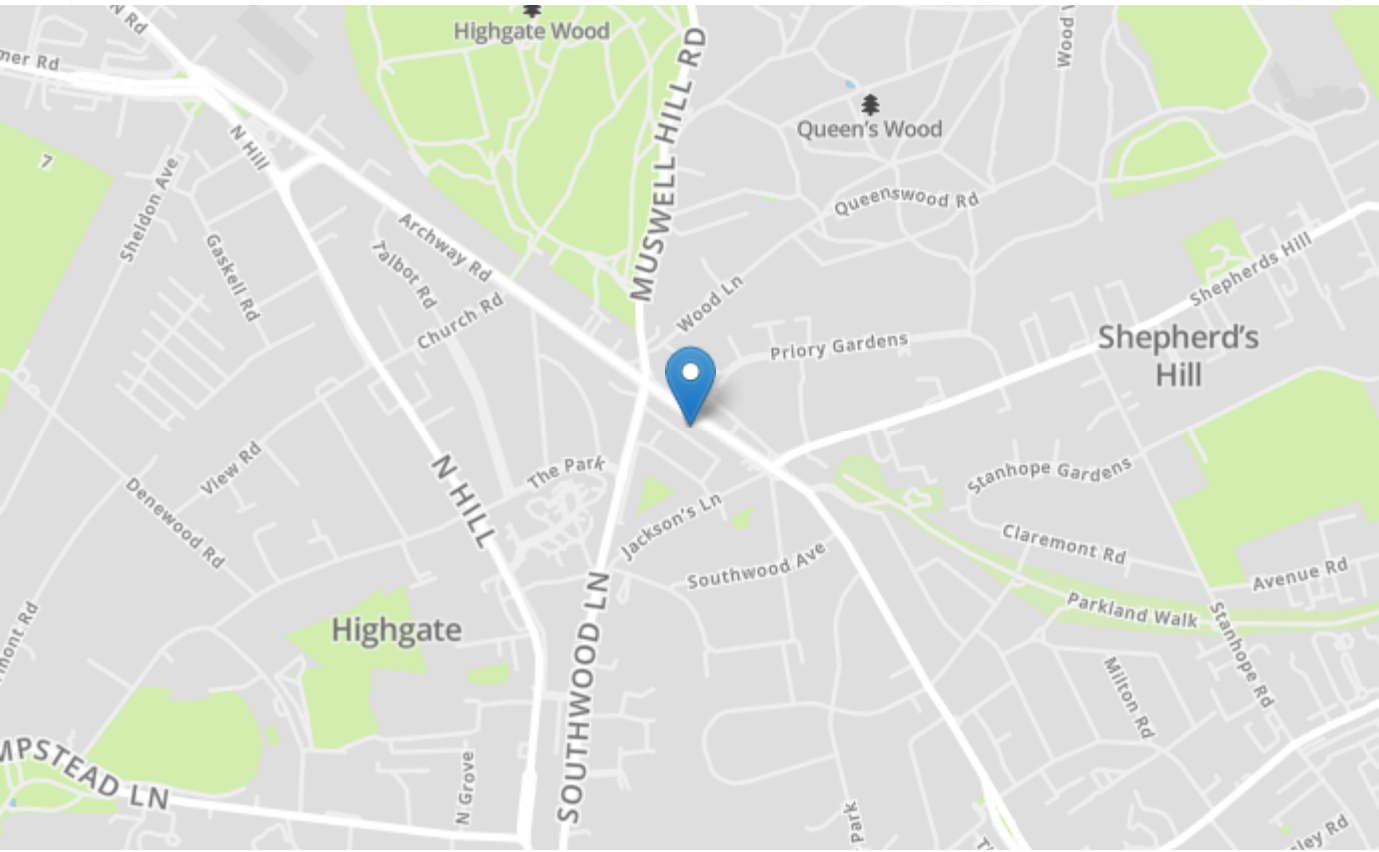
Key Features

- Conservation Area
- Opposite Highgate Underground Station
- Excellent Transport Links
- Suit many retailers/office use



Property Location

Archway Road, London, N6 5AA



Tenure	Leasehold
Lease Term	
Ground Rent	
Service Charge	
Local Authority	
Council Tax	

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Agent Notes
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