

TO LET

RETAIL UNIT ON BUSY PARADE

**98 CROWN LANE, SOUTHGATE, N14 5EN,
LONDON**



420 SQFT (39 SQ M)

- **Busy parade adjacent to Southgate Tube Station**
- **Close to a diverse range of retail occupiers**
- **Busy High Street location with large catchment**
- **Occupation is available immediately**

Location

The property is located on Crown Lane, adjacent to Southgate Tube Station which benefits from being on the Piccadilly Line. The area has a vibrant community with a diverse range of neighbourhoods retailers which attracts a diverse customer base.

Description

The property comprises of a ground floor lock-up shop and includes a small kitchenette and gas-powered central heating system.

Size

The property offers the following approximate dimensions and net internal floor areas:

- Ground Floor
 - NIA: 420 sq ft
 - Internal Width 9'1"
 - Depth 56'6"

Lease

Rental Value: £14,500 Minimum
Term: 5 years
(Exclusive rates and bills)

Rateable Value

Rateable Value: £10,000
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the local council.

Energy Rating

An EPC is available upon request.

VAT

We understand that VAT will not be chargeable on the rent.

Planning

Currently Use Class E

Legal Fees

The ingoing tenant will be responsible for covering the Landlord's reasonable legal costs incurred.

Viewing

Viewings can only be carried out with prior notice by contacting
Email: agency@leebaron.com
Tel: 020 7758 5894

Important Notice: Lee Baron Limited and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lee Baron Group Limited have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.