



GILMARTIN LEY

Large Shop To Let in Highgate Village - London N6

New lease available on space ranging from 1,414 - 2,874 sq.ft

**88-90 Highgate High Street,
Highgate Village,
LONDON, N6 5HX**



Area

Net Internal Area: 131 sq.m. (1,414 sq.ft.) to
267 sq.m. (2,874 sq.ft.)

Rent

Rent on application



Property Description

The property comprises a prominent retail shop arranged over ground floor and basement levels, which previously operated as a long-established independent supermarket / convenience store.

The ground floor is predominantly open plan in layout. The basement area is accessed via a stair case leading down from the main retail area and comprises a large storage area, WC and a number of smaller rooms, used as an administrative office & additional storage.

Our client may also give consideration to proposals relating to the letting of the ground floor space only.

Floor plans are available to download from <http://www.gilmartinley.co.uk/properties/24717>.

- > Premium retail position in the heart of Highgate Village, a highly desirable and affluent North London location
- > Available for the first time in more than 20 years
- > New long lease available
- > Option 1: Net Internal Area 267.07 square metres (2,875 square feet)
- > Option 2: Net Internal Area 131.4 square metres (1,414 square feet)



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	131.40	1,414	
Basement	135.67	1,460	

Property Location

The subject property is located on the north side of Highgate High Street at the junction Southwood Lane in the heart of Highgate Village.

Located in the centre of Highgate Village, one of the most sought after residential areas of North London, the property is surrounded by a mix of high street chains, pubs, restaurants and independent shops, which include; Tesco Express, Pizza Express, Caffè Nero, Strada, Côte Brasserie and Café Rouge, Le Pain Quotidien, Dim T, Costa, Lloyds Bank, Barclays Bank, The Angel Inn, The Bull, The Dukes Head, The Flask, Mary's Living & Giving Shop, and WCD Furniture.

Highgate School is situated 100m to the north of the property on North Hill.

Highgate London Underground Station (Northern Line) 700m to the north.

Highgate High Street (B519) is the main road passing through the Village and connects with Hampstead Lane and Highgate West Hill at its western extremity.

To the south-east, Highgate High Street becomes Highgate Hill, which intersects with Archway Road, Holloway Road and Junction Road, 1.1km from the property.

2017 Rateable Value £65000.00

Estimated Rates Payable £28145 per annum

Service Charge p.a. TBC

Premium A premium is not a requirement of the landlord but offers are invited.

Terms New fully repairing and insuring lease available on terms to be agreed.

Rental proposals are offered on two alternative space options:

Option 1. Ground floor and lower ground floor - 2,874 sq.ft.

Option 2: Ground floor only 1,414 sq.ft.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Haringey

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/24717>
Energy performance certificate
Floor Plans

Last Updated: 15 Jun 2018

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

<https://www.gilmartinley.co.uk/properties/to-rent/shops-a1/highgate/london/n6/24717>

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Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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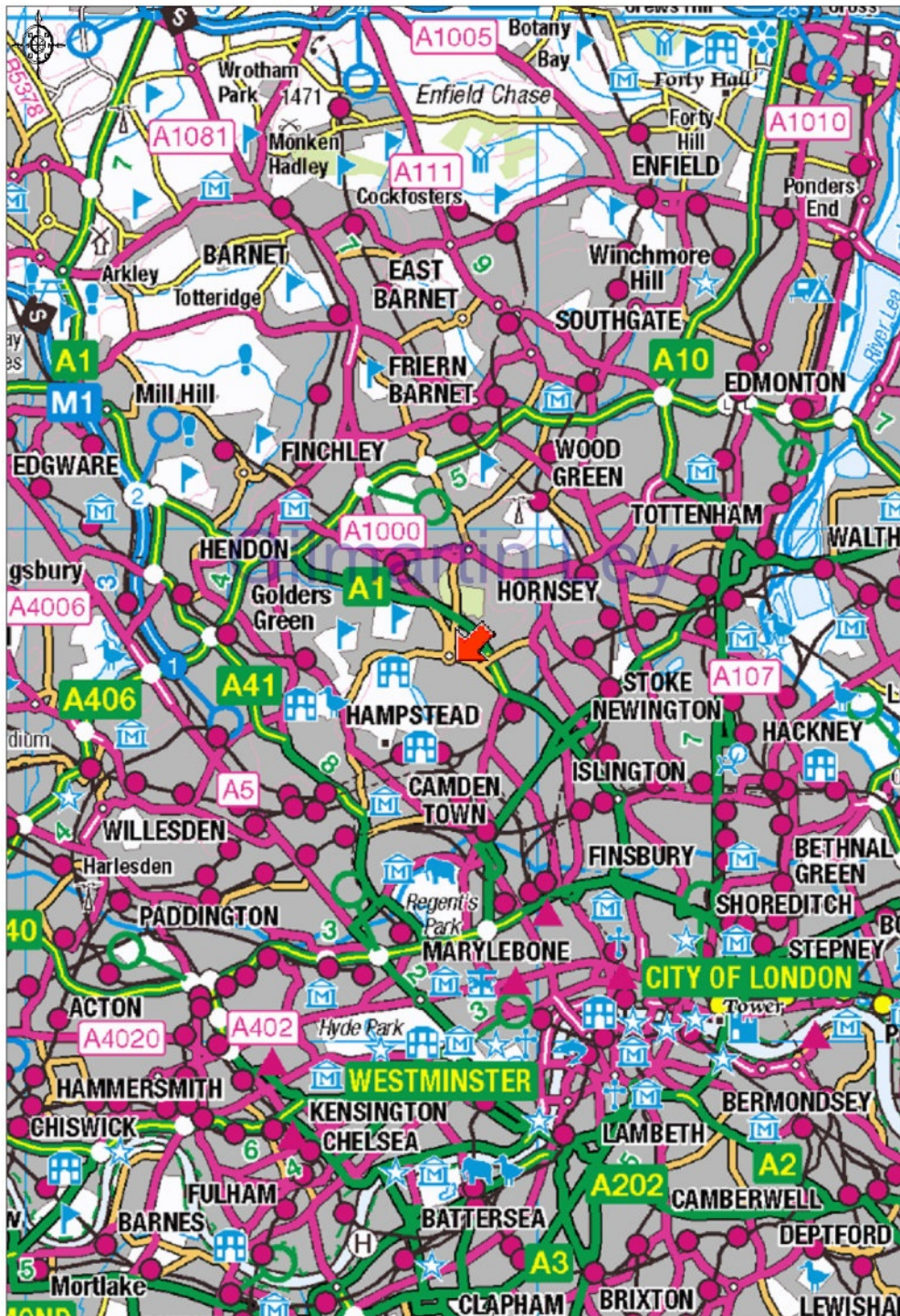


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