



GILMARTIN LEY

# Shop To Let in Highgate Village - London N6

Recently extended unit with exceptional natural light

**50 Highgate High Street,  
Highgate,  
LONDON, N6 5HX**



## Area

Net Internal Area: 107 sq.m. (1,156 sq.ft.)

## Rent

£39,500 per annum (approx.  
£3,292 monthly) subject to  
contract



## Property Description

The subject property comprises the ground floor and basement of this recently extended mid-terrace retail unit.

Prior to being extended, the property was occupied by High Tea of Highgate a popular tea room in the heart of Highgate Village.

The property is currently in shell and core condition, providing a 'blank canvas' for an occupier to stamp their own individual mark upon.

The ground floor benefits from exceptional natural light as a result of the large skylight and fenestration to the rear elevation. The basement level has a floor to ceiling height of just over 2 metres.

- > Premium location in the heart of Highgate Village
- > Small rear courtyard
- > New lease available
- > Suitable for alternative uses STPP
- > 750m to Highgate Underground Station and 1000m to Archway Station

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	81.80	880	
Basement	25.64	275	



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### Property Location

The subject property is situated in the heart of Highgate Village on the north side of Highgate High Street, west of the junction with Townsend Yard and east of Pond Square.

Highgate Village is 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: Barclays Bank, Shelter Boutique, Tesco Express, Pizza Express, Caffè Nero, Côte Brasserie and Café Rouge, Le Pain Quotidien, Gails Bakery, Costa Coffee, The Angel Inn, The Bull, The Dukes Head, and The Flask.

Highgate School is situated circa 200m to the north-west of the property on North Hill.

Highgate London Underground Station (Northern Line) is circa 750m 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, 1km from the property. There are several bus routes that serve Highgate High Street with connections to Finsbury Park, Brent Cross, Holloway and Crouch End.

**2017 Rateable Value** £22107.00

**Estimated Rates Payable** £10611 per annum

**Service Charge p.a.** tbc

**Premium** nil

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

**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/26712>  
Energy Performance Certificate

**Last Updated:** 28 Jan 2020

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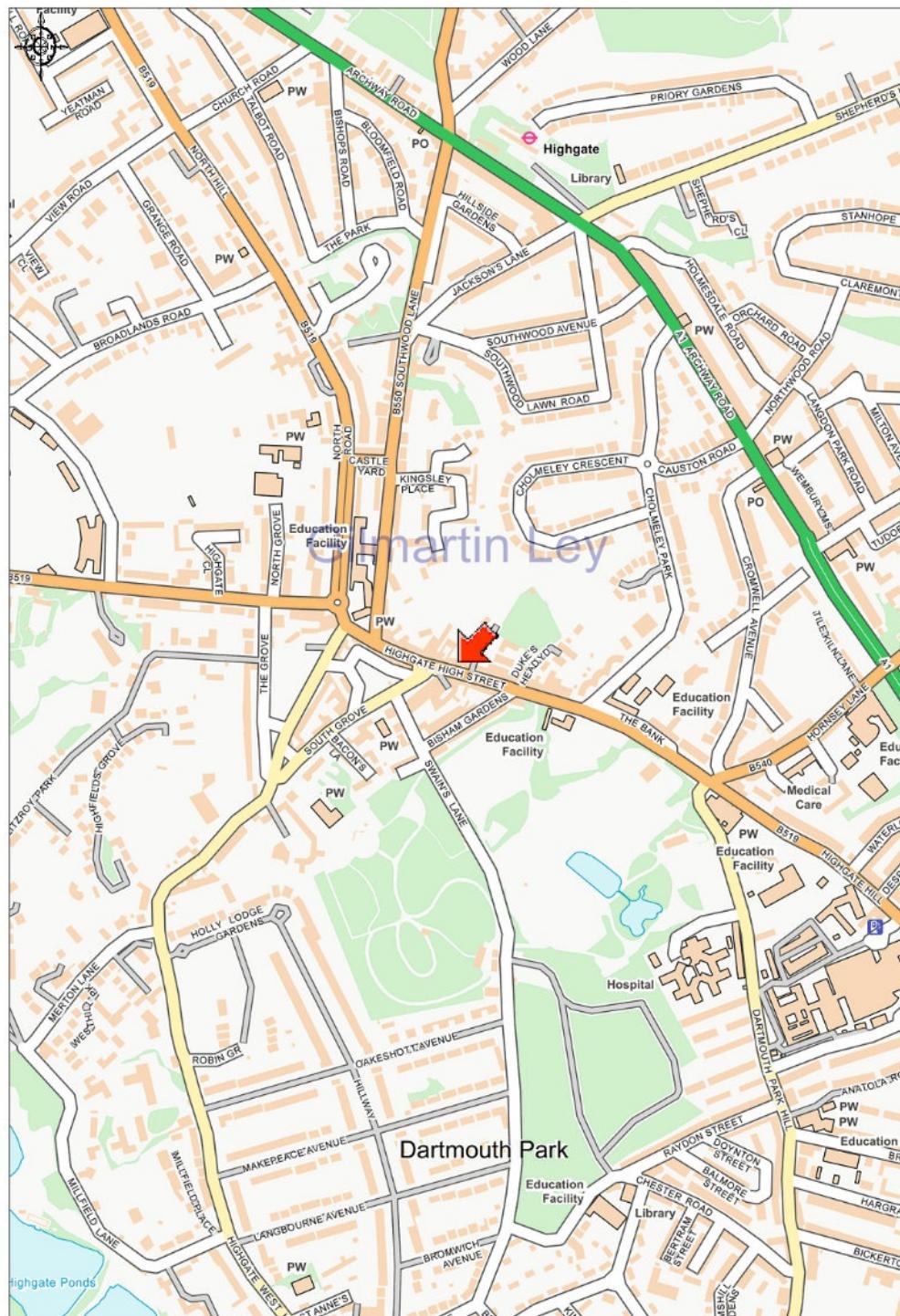


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Our ref: 26712

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

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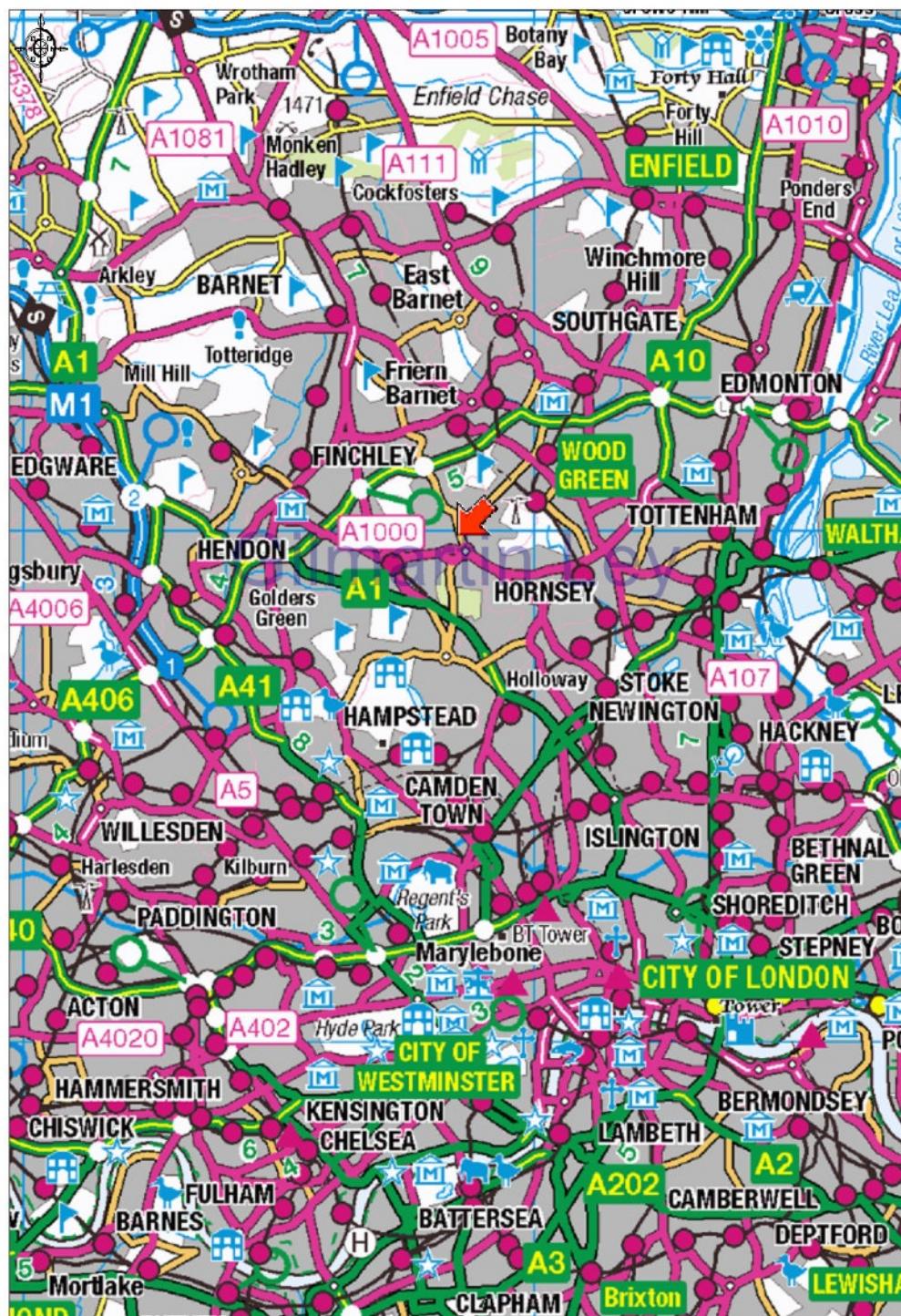


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