



Shop To Let in Highgate Village - London N6

New lease available

GILMARTIN LEY

52 Highgate High Street,

LONDON, N6 5HX



Area

Net Internal Area: 90 sq.m. (973 sq.ft.)

Rent

£37,500 per annum (approx. £3,125 monthly) subject to contract



Property Description

The subject property comprises a ground floor and basement lock up shop, benefitting from WC and kitchenette facilities.

The shop is currently operating as bespoke curtains retailer and is due to become vacant in December 2018.

- > Premium location in the heart of Highgate Village
- > Affluent and highly desirable North London location
- > New lease available from December 2018
- > Excellent public transport links
- > 750m to Highgate Underground Station and 1000m to Archway Station

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Shop	46.23	497	
Basement	44.20	475	



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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, Tesco Express, Pizza Express, Caffè Nero, Strada, Côte Brasserie and Café Rouge, Le Pain Quotidien, Gails Bakery, Costa, Lloyds Bank, Barclays Bank, 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.

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/26758>
Energy Performance Certificate

Last Updated: 04 Mar 2019

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Our ref: 26758

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

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