



Shop To Let in Highgate Village - London N6

New lease available

GILMARTIN LEY

82 Highgate High Street,

LONDON, N6 5HX



Area

Net Internal Area: 60 sq.m. (649 sq.ft.)

Rent

£25,000 per annum (approx.
£2,083 monthly) subject to
contract



Property Description

The property comprises the ground floor and lower ground floor of this mid terrace retail unit, which could be suitable for a number of alternative uses.

The property has excellent natural light and benefits from WC and kitchenette facilities at lower ground floor level.

- > Premium location in the heart of Highgate Village
- > New lease available immediately
- > Suitable for a number of alternative uses STPP
- > Kitchen and WC facilities
- > Excellent public transport links
- > Highgate London Underground Station (Northern Line) 0.72 km (0.45 miles)

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	18.77	202	
Lower Ground Floor	41.62	447	



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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 and just east of the junction with Southwood Lane (B550).

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, Shelter Boutique, 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 75 metres to the 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 £19500.00

Estimated Rates Payable £9360 per annum

Service Charge p.a. TBC

Premium Nil

Terms A 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/27460>
Offer requirements
Floor plan

Last Updated: 30 Jan 2020

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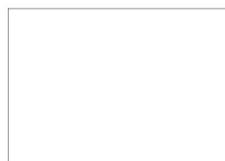
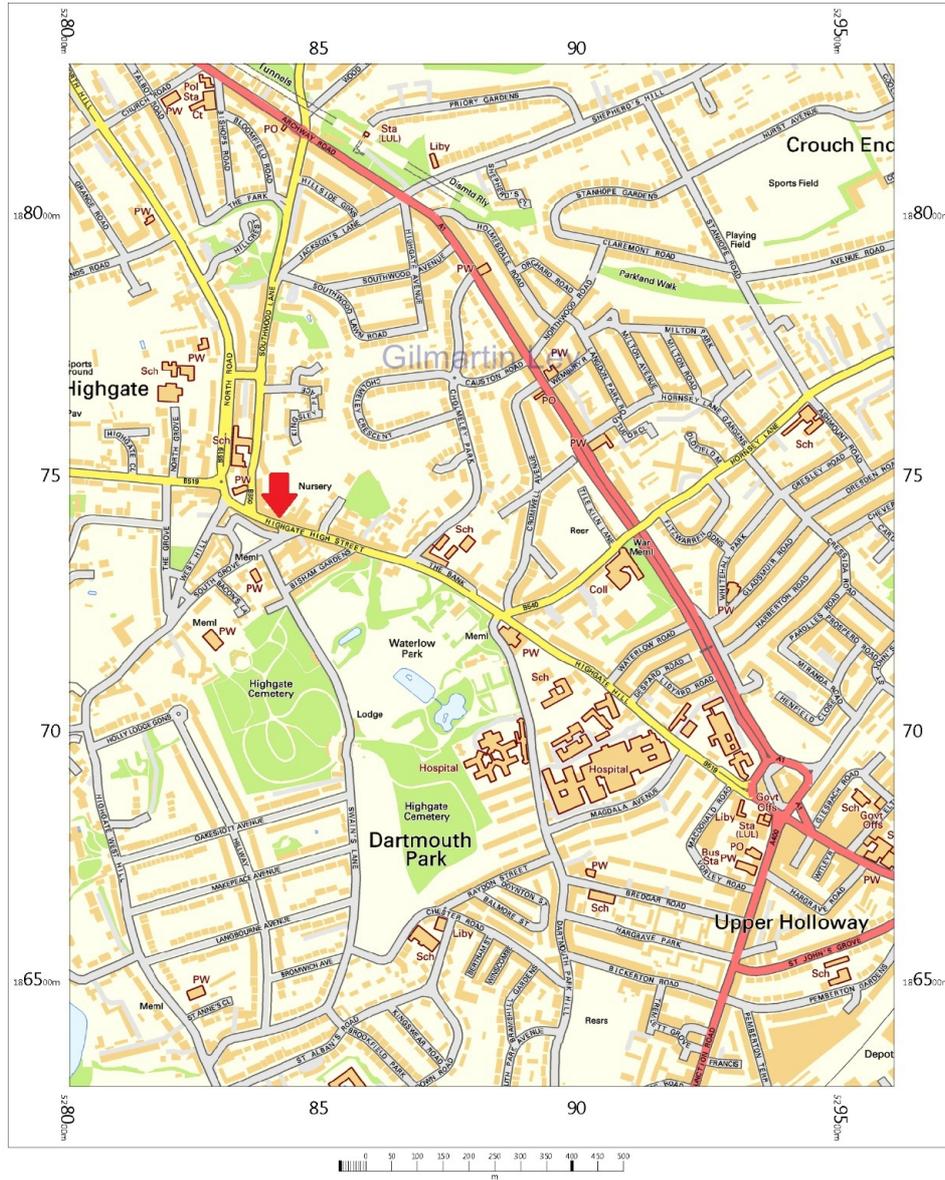


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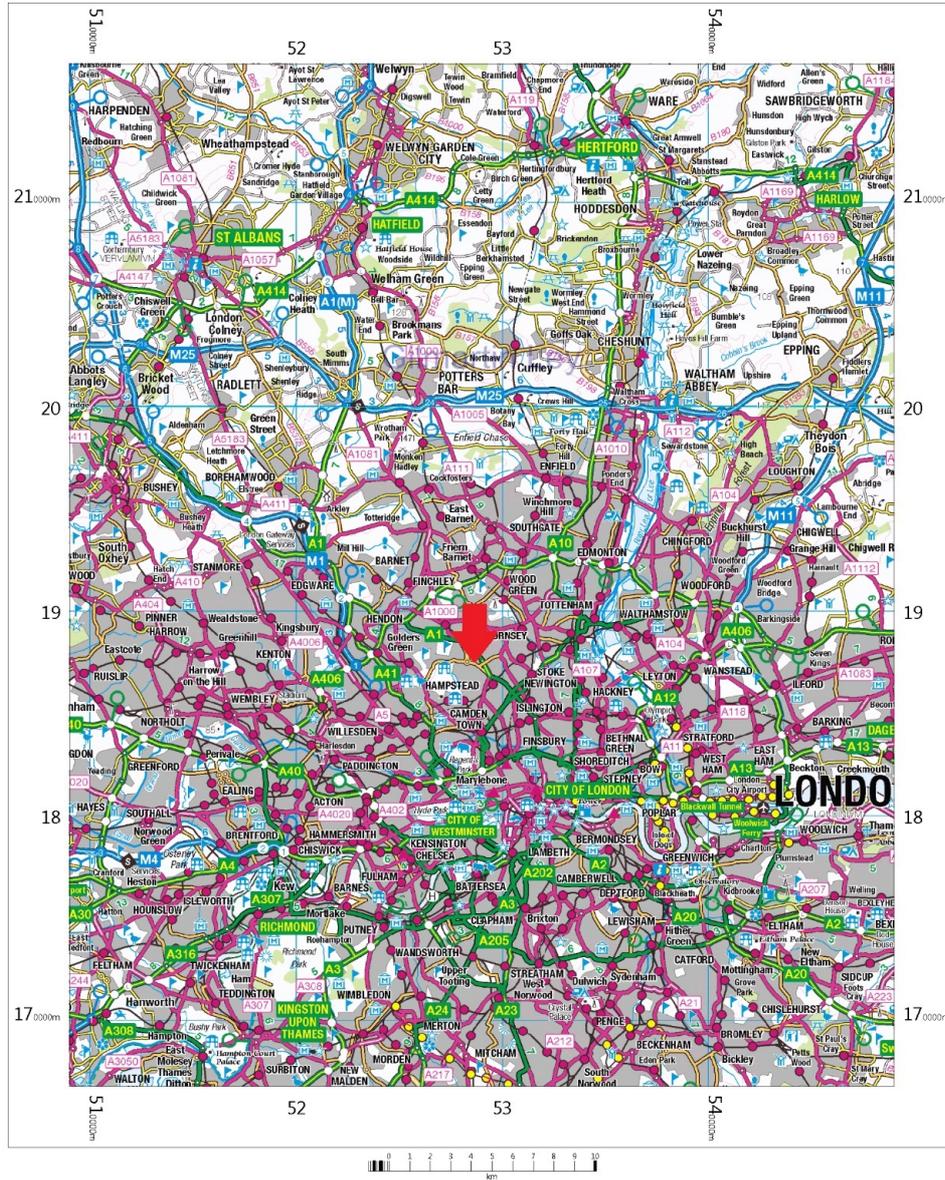
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Property Investment and Development Consultants
 Commercial Estate Agents and Valuers
 Chartered Surveyors and Estate Managers
 Property Experts for North London

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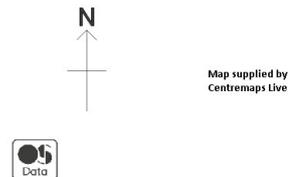
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