

TO LET

LOCK-UP SHOP (A1)

42a & 44 Park Road, Hornsey, London, N8 8TD

Rental - £21,000 per annum exclusive



Location/Description

A ground floor retail lock-up shop with good transport link and very close to Crouch End Broadway.

Accommodation

The property has been measured in accordance with the 6th Edition of the RICS Code of Measurement on a gross internal basis and has the following approximate total combined floor area of 388 sq.ft²

www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm.

January 2019.

Rent and Lease length.

A minimum 5-year business lease on full repairing and insuring lease terms will be offered with a rent review at year 5. The initial asking rent is £21,000 per annum exclusive.

Rates

We have been informed the current business rates payable for the property for year 2018/19 is £TBA by the Rates Team.

Interested parties are advised to make their own enquires with the business rates department on 020 8489 1700.

Services

Electricity, WC (currently under construction).

(44 220 sqft² and 42a 168)

Permitted Use

The property has a permitted planning use for A1. Prospective applicants are advised to contact the local planning authority on 0208 489 5504 to make any necessary enquiries.

Legal and Property Administration Charges

The incoming tenant is required to make a £1,200 contribution towards legal fees and £1,000 for property administration costs.

To express your interest in this property, please contact Strategic Property Unit. Interested parties should provide a submission of their proposal by or before the closing date at Noon on Monday 25th February 2019.

PLEASE NOTE WE RESERVE THE RIGHT TO EXTEND THE CLOSING DATE NOR ARE WE OBLIGED TO ACCEPT THE HIGHEST OR ANY OFFER.

Telephone: 020 8489 2181 Email: commercial.lettings@haringey.gov.uk.



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Energy Performance Certificate HM Government
Non-Domestic Building
44 Park Road
LONDON
N8 8TD
Certificate Reference Number:
9666-3059-0236-0000-0795

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

67 This is how energy efficient the building is.

Misrepresentation Act 1967

www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm

January 2019.

Disclaimer Notice:

Haringey Council gives notice to anyone who may read these particulars as follows:

1. These particulars are set out as general outline only and do not constitute any part of, an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Haringey Council.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
5. The lessors do not make or give, nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.
6. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are good working order.
7. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property, which are not shown in the photographs.

These particulars are prepared as a general outline for prospective tenant and do not constitute nor form part of an offer or contract. It should not be relied upon as statements or representations of fact. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them.

Notice to Applicants

Please check that planning permission is not required for your proposed use. Duplicating of uses within council parade of shops is not preferred. Planning permission maybe required if you wish to change the specific use of the shop. The applicant shall be responsible for seeking and obtaining all necessary consents.

Data Protection Acts 2018

The information provided by you is confidential; however, The London Borough of Haringey may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and/or detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

Business Rates

Please note that the Business Rates may change due to phasing or transitional relief (if any). The current uniform Business Rate (UBR) is set at 0.414 pence in the £ from April 2010. You should contact the Council's business Rates Team on 020 8489 1700 to find out the current rate.

Subject to Contract

All transactions are subject to formal contract/lease.

Offers

The rent quoted is the Council's assessment of the open market value of the premises. Please submit an offer you consider your business can support at the particular location.

Useful Contacts

1. Planning Service

Address: Planning, Regeneration & Economy
Level 6, River Park House, Wood Green, N22 8HQ
Tel 020 8489 5504

Email: planningsupport@haringey.gov.uk **Web:** www.haringey.gov.uk/planning

2. Building Control Service

Address: Level 6, River Park House, Wood Green, N22 8HQ
Tel 020 8489 5504

Email: building.control@haringey.gov.uk **Web:** www.haringey.gov.uk/building-control

3. Shared Service Centre | Revenues

Business Rates (Haringey), PO Box 55280, London, N22 9EN
Tel 020 8489 1700

Email: business.rates@haringey.gov.uk **Web:** www.haringey.gov.uk/business/business-rates

www.haringey.gov.uk/index/business/availableproperties/commercialproperties.htm.

January 2019.