







Retail Unit / Office To Let

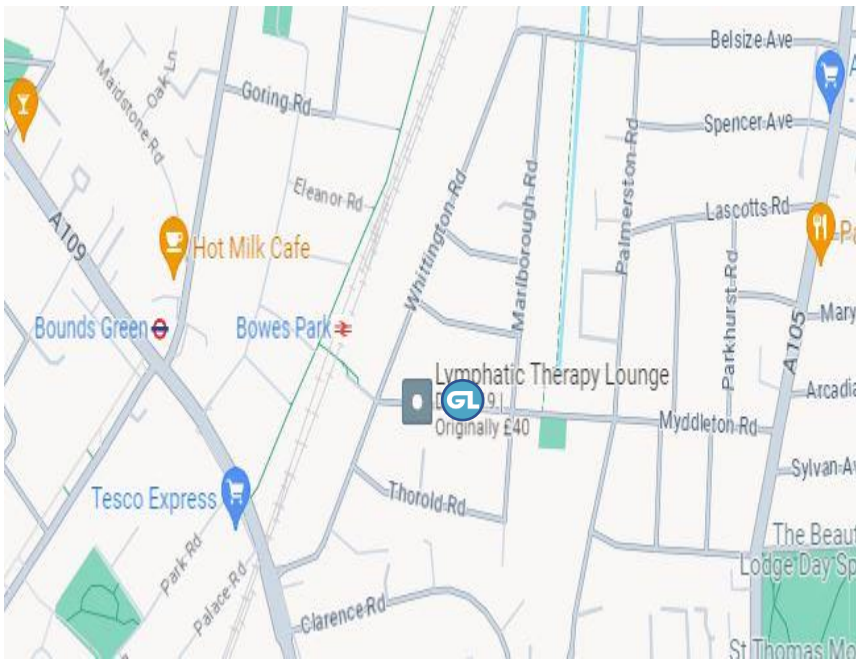
109 Myddleton Road, London, N22 8NE

250 SQ FT (23 SQ M.)

Location: This Lock up shop is well located for shopping, restaurants and entertainment facilities on a mixed use parade on Myddleton Road, N22. Bounds Gree Underground Station (Piccadilly Line) & Bowes Park Overground (Great Northern) are only a few minute's walk and there is ample on street car parking available. Good road links serve the area with the A109 (Bounds Green Road) & A406 all being within easy reach.

Description: The property comprises a ground floor unit with an electric roller shutter, newly decorated open plan room, small kitchenette & WC. **Utility costs are included in the rental figure.**

-  Strong transport links
-  New Lease
-  Close To Public Transport
-  Security Roller Shutter



Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: £850 Per Month **(inclusive of utilities).**

Service Charge: None Applicable.


Rates: This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Haringey Council – 0208-489-1700).


EPC: Energy Performance Rating 'D'.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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