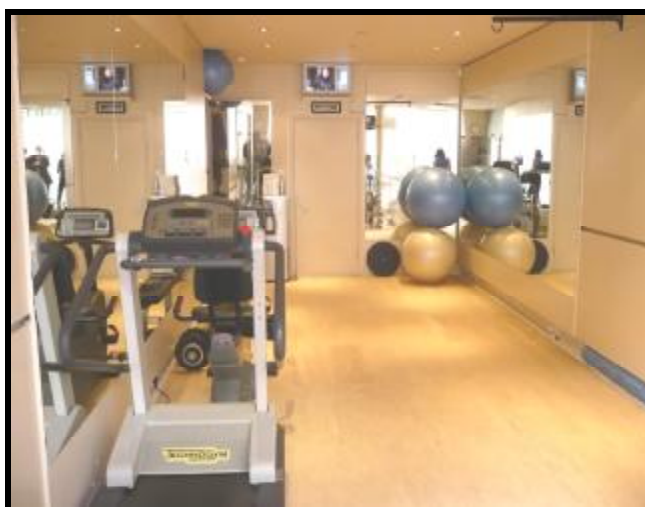


## SHOP A1 & D2 USE TO LET



## ALEXANDRA PARK ROAD MUSWELL HILL, LONDON N10 436.54 SQ FT (40.56 SQ M)

**Location:** Situated on Alexandra Park Road (B106) very close to the junction with Grosvenor Road and The Avenue. The nearest underground Station is Bounds Green.

**Description:** Comprising a lock up shop with both A1 and D2 use. Currently used as a private gym, but also suitable for other uses such as pilates, yoga and various retail uses, subject to the necessary consents. The premises benefit from air conditioning and heating and has a shower room and toilet fitted to a high standard at the rear of the premises.

**Areas:**

Depth	9.70 m x 3.85 m
WC/Shower Room	1.36 m x 3.52 m
Total Area	40.56 sq m (436.54 sq ft)

**Terms:** Available on a new Lease at £15,000 pa.

**Business Rates:** London Borough of Haringey. Rateable Value £7,900. Rates Payable approx £3,270 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **Strictly by appointment only**  
**Via Claridges Commercial – 0845 205 0007**