

New lease - Class E use - 621 sq ft including rear studio

26 Veryan Court, Park Road, London, N8 8JR



- LOCATION:** The property is located in Veryan Court, on the eastern side of Park Road in Crouch End. It is a 20 minute walk from Highgate tube station, to the east, and Hornsey station, to the west. The property is adjacent to **NHS Pharmacy**. Other operators in close proximity include **Waitrose**, **Gails Bakery** and **Greggs**.
- TERMS:** A new effectively full repairing and insuring lease for a term to be agreed.
- RENT:** **On application.**
- ACCOMMODATION:** The shop is arranged over ground floor only and comprises the below approximate net internal floor areas.
- There is also an external building to the rear which was previously used for ancillary storage and as a private music recording studio.
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|----------------------------|-----------|--------------|
| Ground Floor Sales: | 295 sq ft | (27.36 sq m) |
| Rear Studio: | 326 sq ft | (30.28 sq m) |
- USE:** The property benefits from Class E use.
- LEGAL COSTS:** Each party is to be responsible for their own legal costs.
- EPC:** An EPC is available on request.
- RATES:** Rateable Value: £9,800 - the property is eligible for small business rates relief.

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Contact: Jamie Stirling-Aird
Tel: 0207 526 2010
Mob: 0780 307 6502
Email: jstirlingaird@blackstanniland.com
Web: www.blackstanniland.com

IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

