

**SHOP TO LET
(SUBJECT TO POSSESSION)**

**78 HIGHGATE HIGH
STREET
LONDON N6 5HX**



Location

The property occupies an excellent location in the heart of Highgate Village adjacent to Le Pain Quotidien, Gail's Bakery, Costa, Oddbins, Caffè Nero and Café Rouge.

Accommodation

The shop comprises the following approximate dimensions and areas:

Frontage:	14 ft 3ins	4.3m
Internal Width:	13 ft 3ins	4.1m
Ground Floor Sales:	538 sq ft	50m ²
Ground Floor Staff	65 sq ft	6m ²
Basement:	450 sq ft	42m ²

Lease

The premises are offered on a new FRI lease for term of 10 years, subject to fifth year rent review.

Rent

£37,500 per annum exclusive.

Rates

Rateable Value	£31,500
Rates Payable (2017/18)	£15,498

Legal Costs

Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through
John Charles 020 7935 6501
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