

Hampden Square, London, N14 5JP

Unique Estates are pleased to offer this A1 shop lease for sale currently trading as a beauty shop, the shop benefits from being in the heart of Hampden Square, Southgate, in a recently refurbished condition, a modern glass storefront, has its own rear parking space, electric shutters, staff WC, kitchen area and a storage room.



£27,000 Leasehold

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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

Main Shop Area 29'10 x 18'01

Changing room 1 4'03 x 4'03

Changing room 2 4'03 x 4'03

Back room 14'03 x 8'07

Kitchen 4'10 x 3'01

W/C 2'07 x 4'11

Additional Information

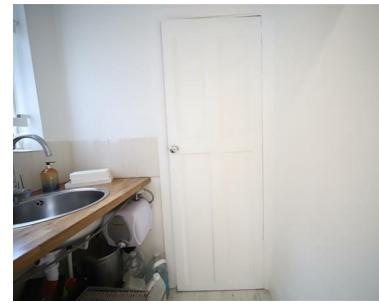
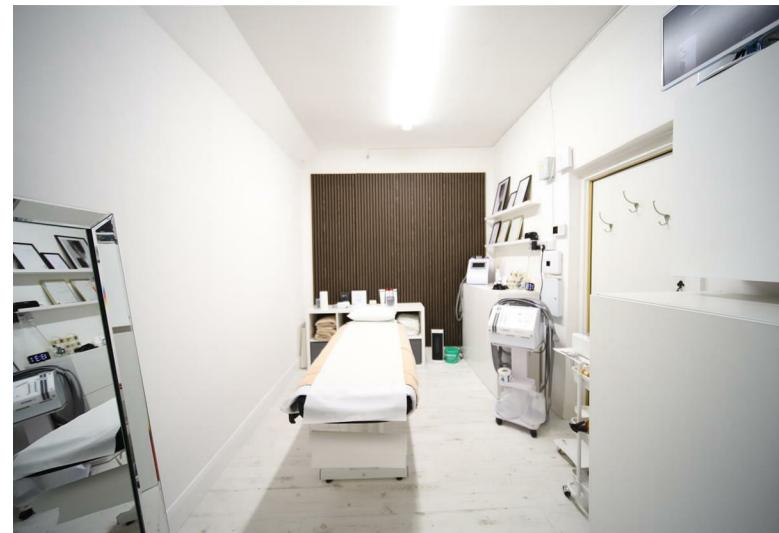
Rent: £12,000 p/a

Assignment of lease, lease remaining is 2 years and is within the landlord and tenant act, a new lease can be granted subject to negotiation.

Business rates:

Electric shop shutters, rear parking, fitted shop front, refurbished.

on the popular Hampden Square parade with popular surrounding businesses like Tesco Local, Dominos, Pizza Hut, Tanning shop and hair dressers.



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.