



**Paul Simon Seaton**  
Commercial & Investment

# TO LET

## BY WAY OF NEW LEASE

23 Topsfield Parade, London N8 8PT



## LOCATION

Well located on Topsfield Parade itself.  
Close to The Broadway, Crouch End, famous for its clock tower.  
Crouch End is a well known North London urban village famed for its mix of local restaurants and retailers.

**020 8800 4321**  
[www.psscommercial.com](http://www.psscommercial.com)

[info@psscommercial.com](mailto:info@psscommercial.com)  
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN



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## DESCRIPTION

Ground floor retail unit approximately 460 sq ft with a frontage of 13'3 and depth of 34'6 approx plus ancillary of approx 150 sq ft.

## RENT

£32,500 PAX

## VAT

We await the vat status of this building

## TENURE

By way of new lease – terms to be agreed

## EPC

TBC

## RATES

Rateable Value - £23,000 (as taken from the VOA website)

## VIEWING

Via the owners sole agents

Paul Simon Seaton Commercial 0208 800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the Client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings, included in the contract are both working and fit for purpose.

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