RETAIL TO LET | 1,690 SQ FT

96 MUSWELL HILL BROADWAY, MUSWELL HILL, N10 3QR

PRIME MUSWELL HILL RETAIL ARRANGED OVER GROUND & LOWER GROUND FLOOR WITH REAR ACCESS AND WAREHOUSE

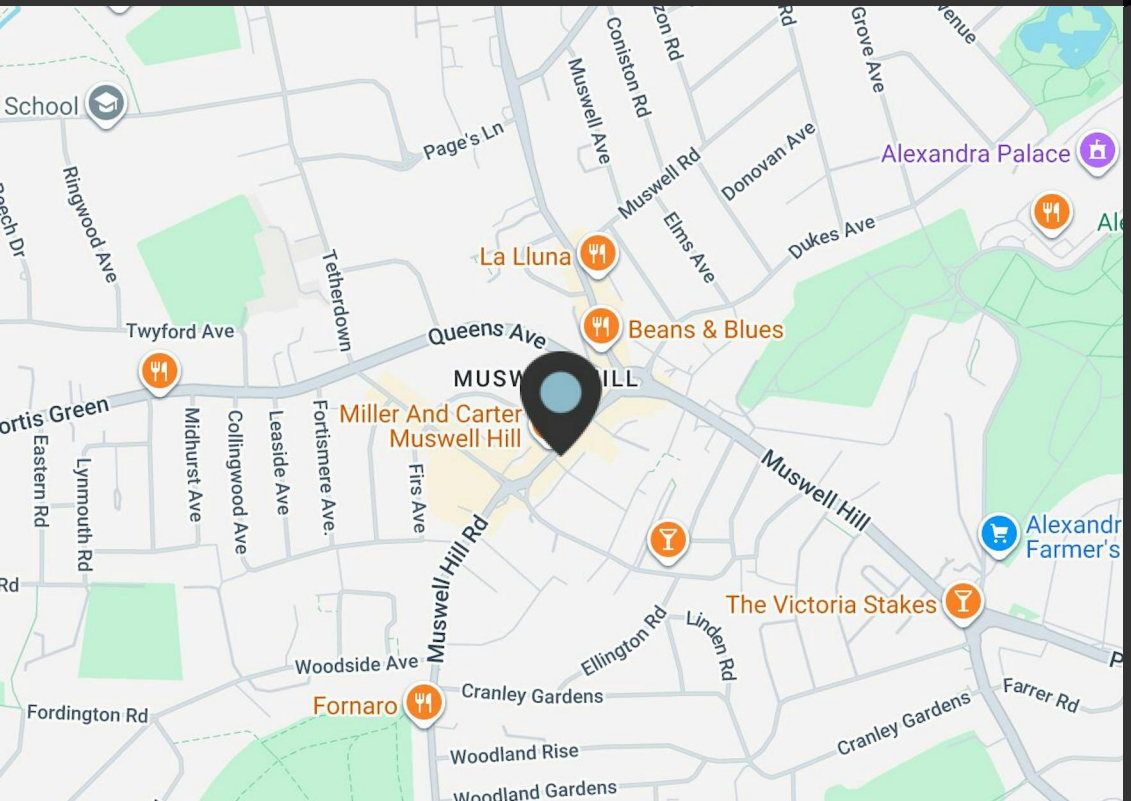
- Impressive ceiling height
- Rear warehouse/storage facility with 2.7m ceiling height
- Ideally suited for a range of E-use classes including (Medical, Retail/Showroom, Leisure and Office)
- Excellent natural light and 3.57m ceiling height on the ground floor front area
- Located in a fantastic position in the heart of Muswell Hill Broadway
- Showroom lighting
- Staff kitchen and staff facilities in the basement
- Fully open plan retail area
- Comfort cooling (not tested)

DESCRIPTION

This unique opportunity is situated in a prime location along Muswell Hill, occupying a highly desirable position. The premises are arranged over ground and lower ground floors, with both front and rear access.

The ground floor retail space benefits from excellent natural lighting at both the front and rear, complemented by impressive ceiling heights. At the rear, the unit features convenient loading facilities and a storeroom/warehouse, which could be repurposed for other uses.

The lower ground floor includes a staff kitchen and a front storeroom, offering functional support spaces to enhance operations.



LOCATION

The property is situated along the vibrant and well-known Muswell Hill Broadway. The pitch is a wash of many house hold names such as Amathus, , Sweaty Betty, Oliver Bonas, JoJo Maman Bébé, Holland & Barrett, Whistles and WH Smith to name a few.

The premises is close to the Hillfield Park turn off. East Finchley Underground Station (approximately 1.1 miles) and Alexandra Palace Train Station (1.2 miles) are within good proximity of the building.

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98
100
104
106

AVAILABILITY

Name	sq ft	sq m	Availability
Ground	1,079	100.24	Available
Lower Ground	611	56.76	Available

RENT

£79,500 per annum

RATES & CHARGES

Rates payable: £11,700 per annum

TERMS

A new lease for a term by arrangement.

EPC

C

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

Peter Wilson
0207 4439862
07896678182
peter@dutchanddutch.com

Will Dyke
0207 4439867
07476 995749
will@dutchanddutch.com

JOINT AGENTS

Henry Bacon (Robert Irving Burns)
0207 927 0646

JOINT AGENTS

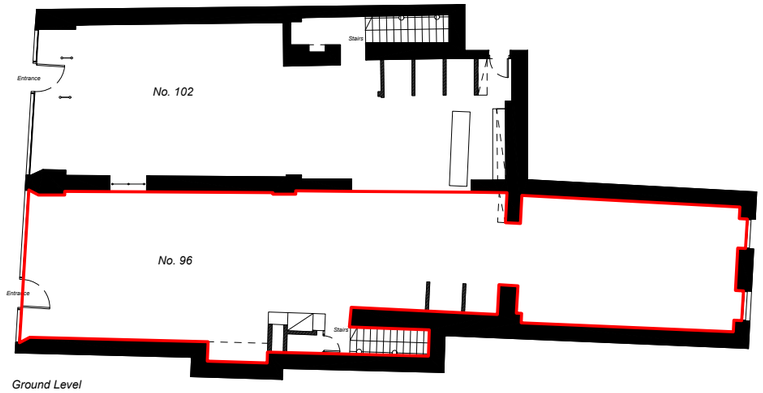
Jim Clarke (Robert Irving Burns)
020 7637 0821

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 23/10/2026

REFERENCES

Location Plan

0m 50m
1:1250 Scale Bar



Ground Level

Lower Ground

0m 10m
Scale 1:200

Lease Plan

96 Muswell Hill Broadway,
Muswell Hill, London,
N10 3PR

Drawing Name
Lease Plan

Date	Revision	Project Number	Description	Rev
05/02/2025	00	25.01.3196	Property Survey	0/0

REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com