

RETAIL UNIT (CLASS E)

TO LET

GROUND FLOOR, 822 SEVEN SISTERS ROAD,
LONDON, N15 5EZ

**SHELLEY
SANDZER**

Since 1983



LOCATION:

The Apex Gardens development is situated at the junction of the A10 and Seven Sisters Road. The unit therefore benefits from a large amount of both

The property is also situated close to Seven Sisters tube station (Victoria Line) and also the Seven Sisters London Overground Station which benefits from regular trains running from Liverpool Street Station.

The unit therefore benefits from a large number of both vehicular and pedestrian passing traffic.

ACCOMMODATION:

The unit is arranged over the ground floor only comprises the following approximate floor area (although due to the ceiling height of 5.7m it is also possible to erect a mezzanine floor within the space)

The unit also benefits from the potential of external seating to both the front and a rear, enclosed courtyard.

GROUND FLOOR 1,779 sq. ft 165 sq. m

LEASE:

A new lease is available for a term to be agreed.

RENT:

£45,000 per annum exclusive subject to contract

RATES:

Yet to be assessed. It is advised that the tenant make their own enquires with the local authority.

SERVICE CHARGE:

On application.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

EPC:

Available on request

VIEWINGS:

Strictly by appointment only through joint sole agents Shelley Sandzer:

Richard Thomas

richard@shelleysandzer.co.uk

Nick Weir

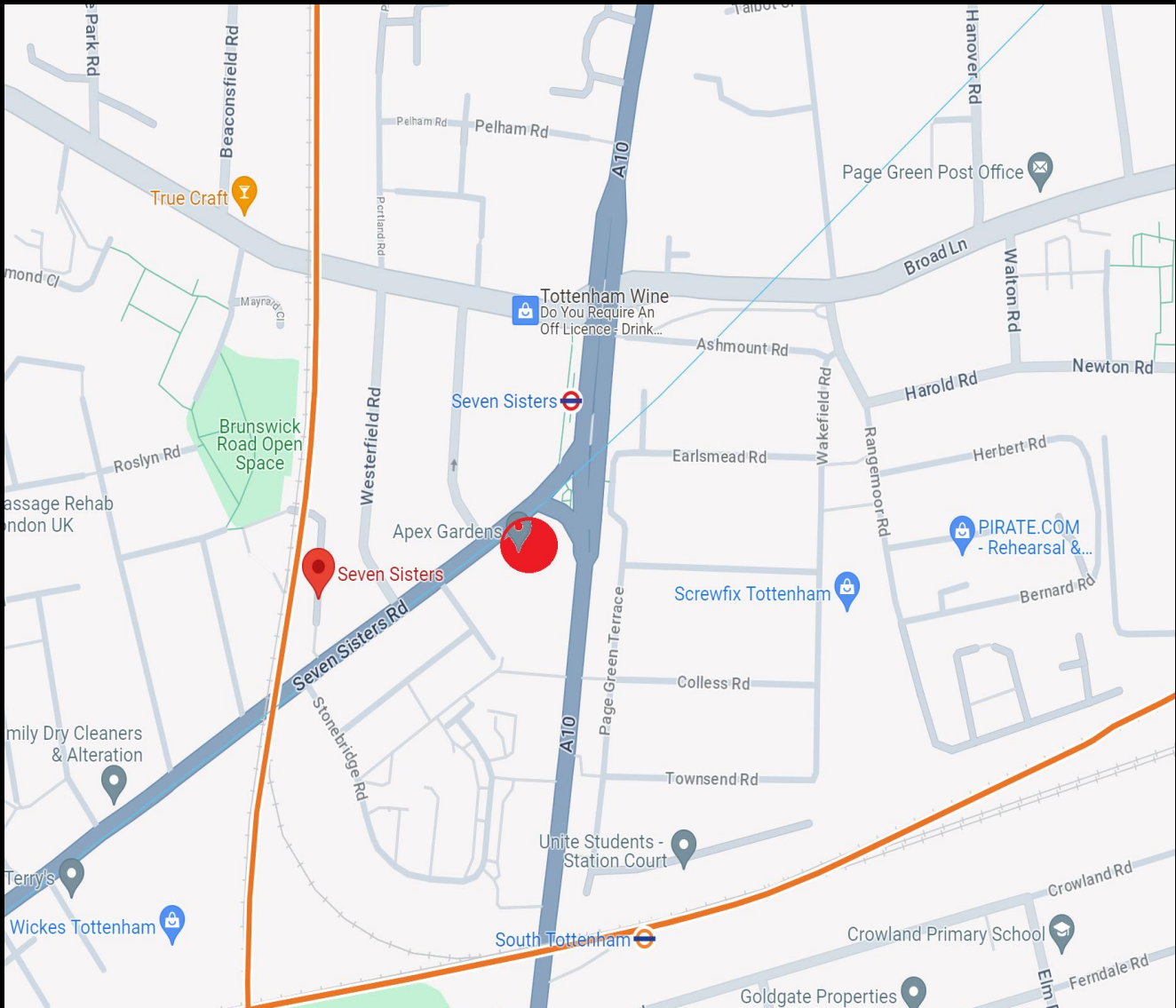
nick@shelleysandzer.co.uk

CLASS E LEASE AVAILABLE

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