143 HOLLOWAY ROAD

LONDON N7

TO LET

GROUND-FLOOR CAFÉ PREMISES

SUITABLE FOR A RANGE OF OCCUPIERS WITHIN CLASS E

GF

428 SQ. FT.

ROBERT IRVING BURNS

DESCRIPTION

This prominent Holloway Road unit benefits from an attractive full-height, bi-folding glazed frontage, providing excellent natural light and street presence.

Internally, the premises feature exposed brickwork, generous ceiling heights throughout, timber laminate flooring and air conditioning (untested). A brand-new roller shutter has been installed, alongside an existing security system (untested).

The unit also benefits from a rear external WC and a fitted kitchenette incorporating a sink, oven and fridges (all untested).

The premises are currently furnished with a selection of tables and chairs, providing approximately 35 internal covers.

The previous occupier also benefited from external seating. Interested parties are advised to make their own enquiries with the local authority regarding the necessary consents and potential reinstatement of this arrangement.



AMENITIES

- FULL-HEIGHT BI-FOLDING GLAZED FRONTAGE
- EXCELLENT NATURAL LIGHT
- EXPOSED BRICKWORK
- GENEROUS CEILING HEIGHTS
- TIMBER LAMINATE FLOORING
- AIR CONDITIONING (UNTESTED)
- BRAND-NEW ROLLER SHUTTER
- EXISTING SECURITY SYSTEM (NOT TESTED)
- REAR EXTERNAL WC
- FITTED KITCHENETTE
- KITCHEN SINK
- OVEN (NOT TESTED)
- FRIDGES (NOT TESTED)
- EXISTING TABLES AND CHAIRS
- APPROXIMATELY 35 INTERNAL COVERS
- POTENTIAL FOR EXTERNAL SEATING (SUBJECT TO LOCAL AUTHORITY CONSENT)

FINANCIALS

TOTAL SIZE (SQ.FT.)	428
QUOTING RENT (P.A.)	£27,000
ESTIMATED RATES PAYABLE (P.A.)	£7,020
SERVICE CHARGE	tbc
ESTIMATED OCCUPANCY COST (P.A.)	**£34,020**






Little Lamezia
ITALIAN TAKEAWAY & DELI
145




Amor Gastronomia



Boulangerie Pierre Alix



Zia Lucia



Little Lamezia

LOCATION & SITUATION

Situated on the prominent and bustling Holloway Road (N7), this ground-floor commercial unit benefits from strong daily footfall and a vibrant local community. Positioned between key neighborhood intersections and surrounded by established residential blocks, apartments, and independent businesses, the property offers an ideal setting for a specialty coffee shop, bakery, or daytime eatery. The area enjoys consistent foot traffic from local residents, commuters, students, and visitors heading toward nearby high-density hubs.

FURTHER INFORMATION

LEASE
A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION
Upon completion of legal formalities.

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
TBC

VAT
TBC

FLOOR PLANS
TBC

CONTACT US

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RIB
ROBERT IRVING BURNS

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.