Est. 1955

Tarn &Tarn

# 8 BLACKSTOCK ROAD
# FINSBURY PARK
# LONDON
# N4 2DL

## PROMINENT FINSBURY PARK COMMERCIAL OPPORTUNITY – ESTABLISHED BUSINESSES ONLY

## 600 SQFT



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# DESCRIPTION

The available accommodation comprises a ground floor commercial unit in a prominent corner position on Blackstock Road, Finsbury Park. The property benefits from good natural light, air conditioning and self-contained access. Falling within Use Class E, the unit is suitable for a variety of commercial uses, excluding restaurants and takeaways. Finsbury Park Station is a short walk away, offering excellent transport links across London. The landlord is seeking established businesses with at least three years of proven trading history.




# SUMMARY

- Corner Position
- Close Proximity to Finsbury Park Station
- Good Natural Light
- Self Contained
- Air Con
- Use Class E




ludlowthompson


CLISSOLD PARK
HERBERT CHAPMAN
ISBURY PARK MOSQUE


CLISSOLD PARK
HERBERT CHAPMAN
ISBURY PARK MOSQUE

# LOCATION

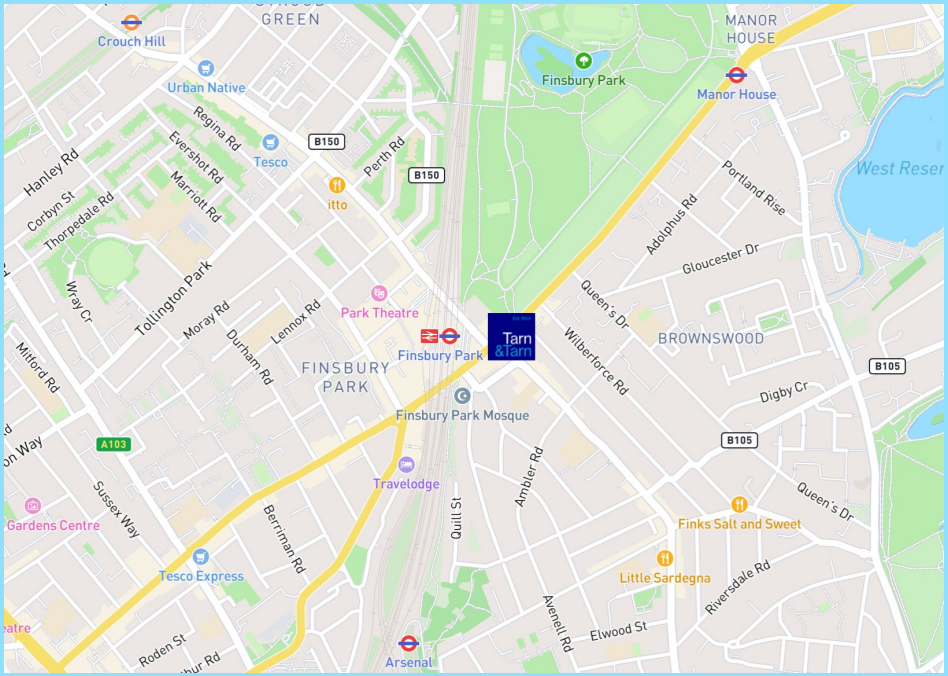
## THE AREA

The property is situated in the heart of Finsbury Park, benefiting from strong local footfall and excellent transport links. Finsbury Park Station is within walking distance, providing access to the Victoria and Piccadilly Underground lines and National Rail services. The surrounding area offers a mix of independent cafés, restaurants, convenience stores and national retailers, with Finsbury Park and Emirates Stadium also nearby.

## TRANSPORT

- Finsbury Park (2-minute walk) – Picadilly Line, Victoria Line & National Rail
- Arsenal (11-minute walk) – Picadilly Line
- Manor House (13-minute walk) – Picadilly Line



# ACCOMMODATION & SUMMARY

| FLOOR | SQ FT | RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES | TOTAL YEAR |
|---|---|---|---|---|---|
| GROUND | 600 | | | | |
| **TOTAL** | **600** | **£35,000** | **N/A** | **£7,258** | **£42,258** |

## BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

## TERMS

A new FRI Lease to be contracted Outside the Landlord and Tenant Act of 1954

## BUILDING INSURANCE

Approx. £800 per annum

## USE CLASS

Use Class E

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

## LOCAL AUTHORITY

London Borough of Islington

## VAT

Applicable

## EPC

Rating: C



# VIEWINGS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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**