

474 & 474a Caledonian Road, London, N7 8TB

Class E Retail / Leisure To Let | £75,000 per annum | 939 to 2,158 sq ft

020 8520 9911
www.strettons.co.uk

Quadruple-fronted retail unit opposite Caledonian Road Station – available whole or in part







- Floor to ceiling glazing
- Class E retail use
- High footfall
- Available by way of a new lease
- Prominent quadruple-fronted ground-floor unit
- Opposite Caledonian Road Underground Station (Piccadilly line)
- Split may be considered, subject to strong covenant



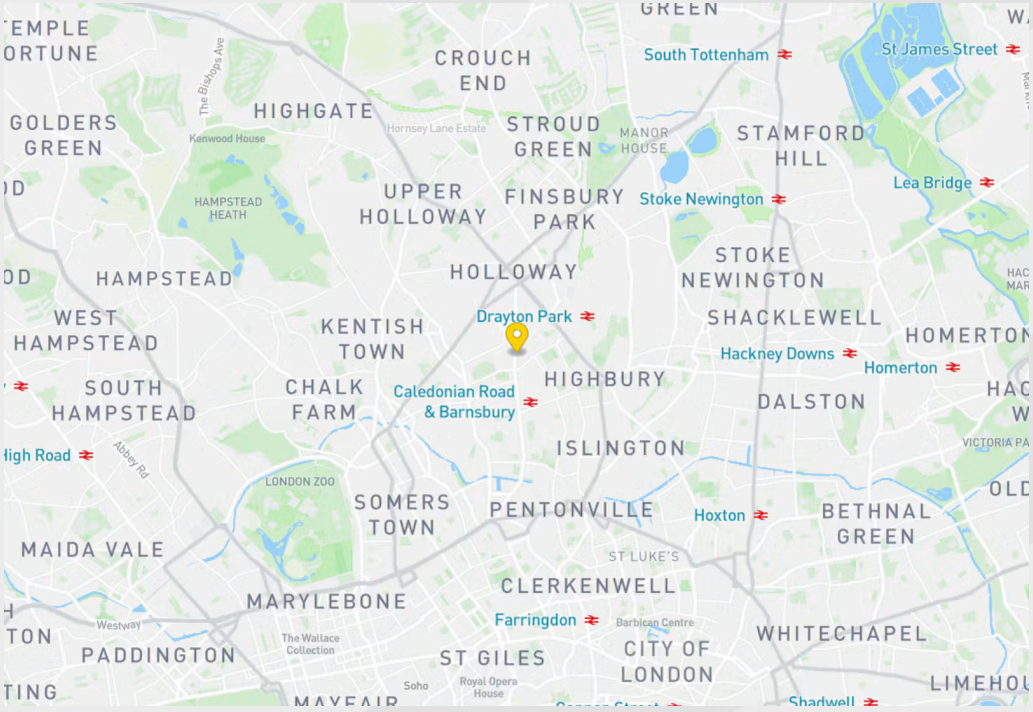


Description

The property comprises a prominent ground-floor retail premises, directly opposite Caledonian Road Underground Station. The unit benefits from quadruple frontage and floor-to-ceiling glazing, offering excellent visibility and branding potential. Currently arranged as two units, the premises can be occupied by a single operator. The units are well presented and benefit from air conditioning, WC facilities and rear access.

Location

The premises occupies a prime retail pitch directly opposite Caledonian Road Underground Station. The location benefits from a strong mix of local retail, food and leisure occupiers, with Caledonian Park and Market Road Gardens within close proximity, alongside a range of national occupiers including Sainsbury's, The Gym Group and Tesco, enhancing the immediate trading environment and footfall. The unit benefits from excellent transport connectivity via Caledonian Road Underground Station. King's Cross and St Pancras are also within close proximity, providing access to Central London.

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Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent	EPC	Availability
Ground	2,158	200.48	£75,000 /annum	B (49)	Available
Total	**2,158**	**200.48**			

Tenure

New Lease

EPC

B (49)

VAT

To be confirmed

Configuration

Upon enquiry

Contacts

Finlay Milnes
07791744289
finlay.milnes@strettons.co.uk

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk

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Further Information

View on Website

Floor Plans

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