

PRIME RETAIL SHOP WITH PARKING**97 Seven Sisters Road**

London, N7 7QP

Prime Ground Floor Shop**With Parking****To Let****1,700 sq ft**
(157.94 sq m)

- Highly Prominent Position
- Ground Floor Retail Shop
- 1,700 Sqft (159 Sqm)
- Excellent Natural Light
- Wooden Flooring
- Suspended Ceilings
- Kitchenette Area
- Toilet
- 2 Demised Car Parking Spaces

Summary

Available Size	1,700 sq ft
Rent	£52,500 per annum
Rates Payable	£30,480 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Location

The building occupies a prominent corner position situated at the junction of Seven Sisters Road and Hornsey Road, approximately a quarter of a mile to the east of Holloway Road. Transport facilities are convenient with Finsbury Park Underground station (Piccadilly Line) is close by. Numerous bus routes also serve the area.

Description

Comprises a spacious ground floor shop together with rear storage area & toilet. The premises benefit from a highly prominent window frontage to Seven Sisters Road and return frontage to Hornsey Road together with a suspended ceiling and wooden flooring. The premises also benefits loading from the back yard of the premises along with 2 demised car parking spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Shop	1,700	157.94	Available
Total	1,700	157.94	

Rent

£52,500 pax

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of Years to be agreed, subject to periodic upward only rent reviews. The lease is to be granted outside the Security of the Landlord and Tenant Act 1954.

Legal Cost

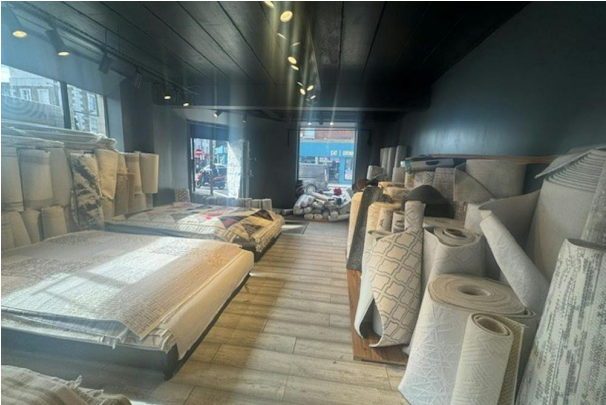
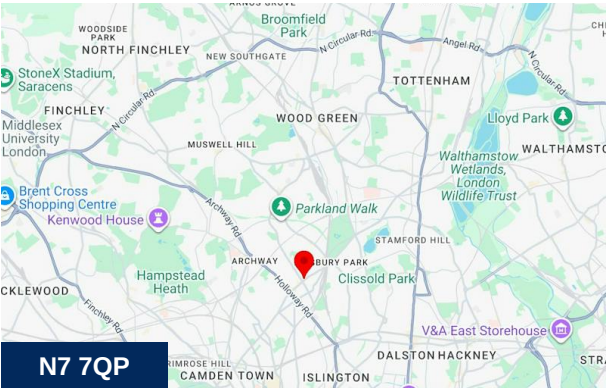
Each Party to bear their own Legal Costs.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewing

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



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