



185 Holloway Road

London, N7 8LX

## Prime Corner Premises on Holloway Road - Ideal for Cafe or Takeaway style Users - New Lease!

**1,100 sq ft**  
(102.19 sq m)

- Large Circular Window Frontage
- Laid out all over Ground Floor
- New Lease Available
- Perfect for Reco Air or Easy to install Extraction STPP
- Close to University and Stations!

# 185 Holloway Road, London, N7 8LX

## Summary

Available Size	1,100 sq ft
EPC Rating	Upon enquiry

## Description

The premises are laid out over ground floor only in clear open plan space. The circular window frontage allows good visibility on Holloway Road. Would suit takeaway or sit down style food operations either using Reco Air or easy to install Extraction STPP.

## Location

Located on the busy Holloway Road in North London equi distant from Highbury and Islington Station and Holloway Road Station. Short walk away from the University of North London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,100	102.19
Total	1,100	102.19

## Tenure

New Lese for a term by arrangement

## Rent

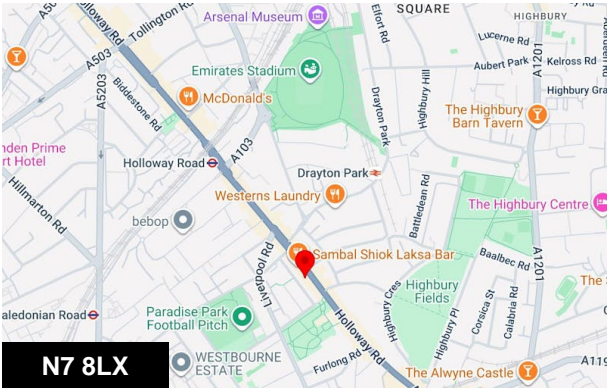
£45,000pax

## VAT

Rent may be applicable to VAT

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



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