



150 Seven Sisters Road

London, N7 7PL

Modern Ground Floor & Basement Retail Premises

To Let

792 sq ft
(73.58 sq m)

- Prominent Window Frontage
- Few Minutes Walk From Finsbury Park Station (Under & Overground Station)
- Electric Roller Shutter
- Security Alarm System
- Modern Unit
- Spot Lighting
- Wooden Flooring
- Male & Female WCs
- Kitchenette

Summary

Available Size	792 sq ft
Rent	£25,000 per annum
Rates Payable	£6,720 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Location

The property is located on the North East Side of Seven Sisters Road close to the Junctions of Hornsey Road and Holloway Road. The Nag's Head Shopping Centre is within walking distance. The area is served by many multiple, local retailers and restaurants. Transport facilities are excellent with Holloway Road (Piccadilly Line) and Finsbury Park (Victoria Line, Piccadilly Line, London Overground and National Rail) Stations being close by. Numerous bus routes also serve the area.

Description

Comprises the ground floor shop and basement storage, with the ground floor in good decorative condition benefitting from wooden flooring, great ceiling height, spot lighting, kitchenette and toilet facilities. The basement is in a shell condition allowing an incoming tenant to fit out the premises to their own specification.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	390	36.23	Available
Basement - Basement	402	37.35	Available
Total	792	73.58	

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Rent

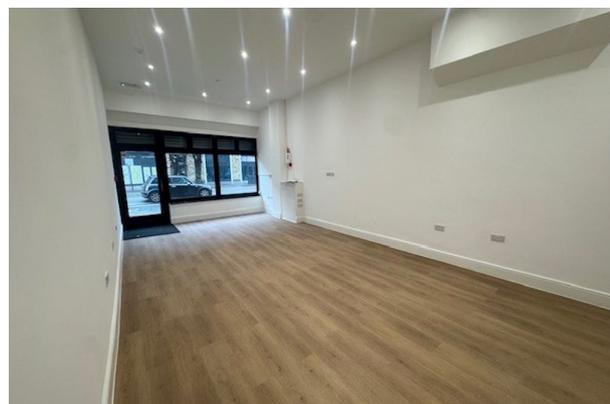
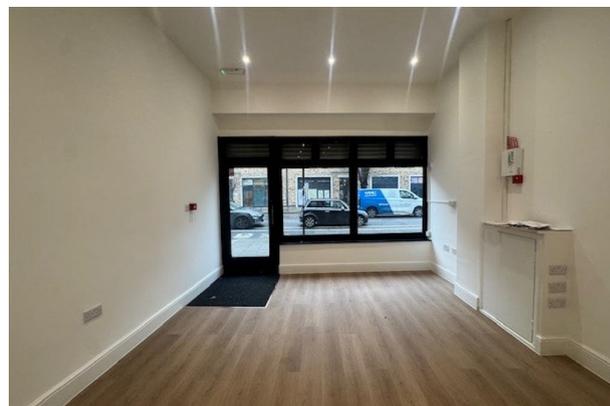
£25,000 pax

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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