

COMMERCIAL ESTATE AGENTS & VALUERS

CLASS E USE

SHOWROOM/ OFFICES/ RETAIL/ RESTAURANT

MAIN ROAD FRONTAGE

3,660 SQ FT APPROX

TO BE LET

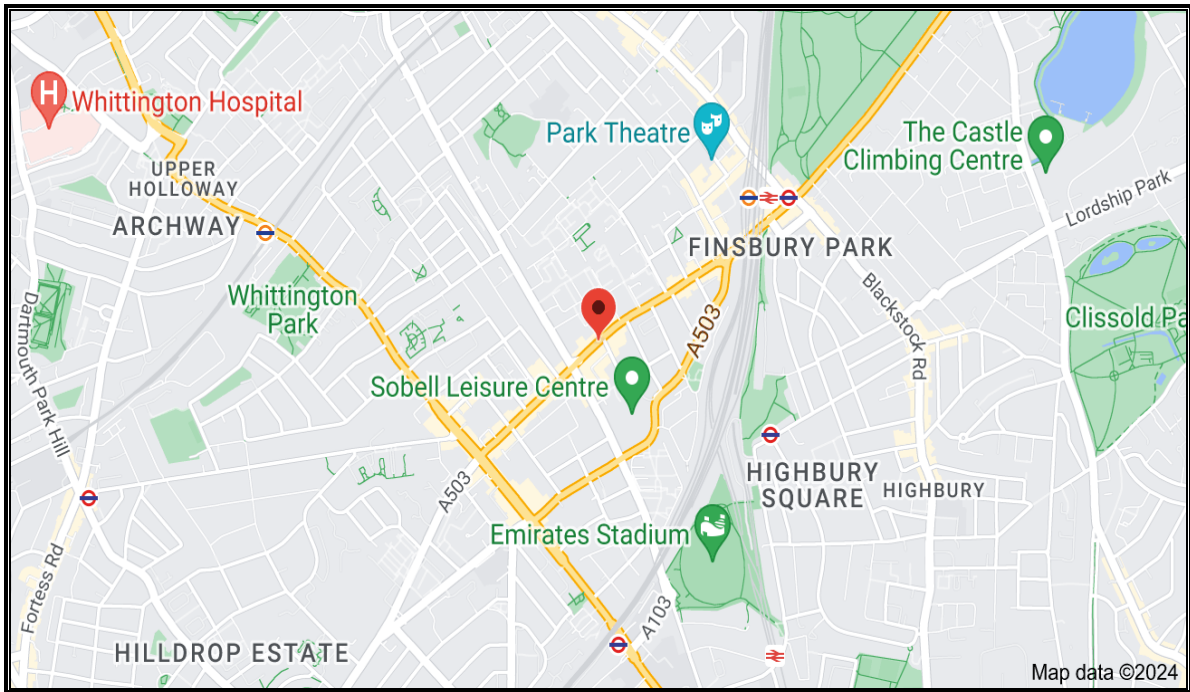
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LOCATION

The property is situated on the south side of Seven Sisters Road, close to the junction of Hornsey Road and Thane Villas. The building is well located within walking distance of Finsbury Park Underground Station (Victoria and Piccadilly Lines and National Rail) and is served by numerous bus routes.

The newly regenerated Fonthill Road area close by with many shops and restaurants provide amenities for staff.

ACCOMMODATION

Comprises a mid-terrace building with a retail frontage currently occupied as a bathroom showroom and plumbing and heating supplies. The premises fall within Class E use and would be suitable for retails, restaurant / cafes, offices, health centre, day nursery and gym.

The premises are arranged over two floors affording the following approximate:

GROUND FLOOR	1,830 SQ FT
FIRST FLOOR	1,830 SQ FT
TOTAL	3,660 SQ FT

The accommodation is fitted out to a high standard with showrooms provided on ground and first floors incorporating suspended ceilings with LED lighting, ceramic floor tiles and air conditioning. Two wcs are provided together with a fitted kitchen.

The rear of the premises are currently utilised for stock / storage with access for loading and unloading via Thane Villas to a service road which provides parking for 3 – 6 vehicles.

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

RENT	£55,000 per annum exclusive.
EPC RATING	To be assessed.
RATES	Obtained from the www.voa.gov.uk website the rateable value is £35,000 and the rates payable for 2023/24 are £17,465 per annum. There is currently a 75% rate relief for retail / hospitality and leisure use. Interested parties should confirm annual rates payable with the Local Rating Authority.
LEGAL COSTS	Each party to be responsible for their own legal costs incurred.
VIEWING	Strictly by appointment through sole agents as above.





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