

HIGH STREET COMMERCIAL PREMISES
SHOP / OFFICE TO LET

465 Sq Ft (43 Sq M)

136 HOLLOWAY ROAD, LONDON N7 8DD



LOCATION: The property is located along the busy Holloway Road, close to its junction of Liverpool Road and Drayton Park. The property is within a short walking distance of the Emirates Stadium and the London Metropolitan University. Transport links are excellent with Holloway Road (London Underground Piccadilly Line), Highbury & Islington (London Underground Victoria Line & London Overground) and Drayton Park (National Rail) Stations in close proximity. Numerous bus routes also serve the area.

DESCRIPTION: The property comprises a commercial unit arranged over the ground floor and basement.

66-70 Parkway, London NW1 7AH

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ALL AREAS ARE APPROXIMATE:

Ground Floor – Sales:	322 Sq Ft	30 Sq M
Basement – Ancillary:	143 Sq Ft	13 Sq M
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TOTAL AREA	465 Sq Ft	43 Sq M

TERMS:

LEASE: A new Full Repairing and Insuring Lease for a term of years to be agreed subject to a rent review pattern to be negotiated.

RENT: £25,000 per annum exclusive

RATES: We have been advised that the current Business Rates payable are £6,804 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

EPC: Available upon request.

LEGAL COSTS: 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.

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SUBJECT TO CONTRACT

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