

**FIRST FLOOR PREMISES - RETAIL / OFFICE USE  
TO LET**

**1,400 SQ FT (130 SQ M)**

**FONTHILL ROAD, FINSBURY PARK, LONDON N4 3HH**



- LOCATION:** The property is situated on the North East side of Fonthill Road, close to the junctions of Wells Terrace and Seven Sisters Road. The immediate area has undergone a complete regeneration with many new developments of residential and commercial new build. Transport facilities are excellent with Finsbury Park Station (London Underground Victoria & Piccadilly Lines and National Rail) being within a couple of minutes' walk.
- DESCRIPTION:** Refurbished first floor premises, suitable for retail/showroom/office use.

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66-70 Parkway, London NW1 7AH

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### ALL DIMENSIONS ARE APPROXIMATE

**First Floor**                      **1,400 Sq Ft (93 Sq M)**

**AMENITIES:**

- \* Good Natural Light
- \* Good Decorative Order
- \* Lift
- \* Demised WC
- \* Kitchenette
- \* Disabled Access

**LEASE:**                      A new Full Repairing and Insuring Lease for a term of years to be agreed subject to periodic rent reviews.

**RENT:**                        £30,000 per annum exclusive

**SERVICE CHARGE:** £1,600 per annum

Includes : Building Insurance and communal area cleaning.

**BUSINESS RATES:** We have been advised that the current Business Rates payable are circa £9,750 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

**LEGAL COSTS:**            Each party to bear their own legal costs.

**EPC:**                         Available upon request.

**VIEWING:**                 Strictly by appointment through owner's SOLE agents as above.

**CONTACT:**                 Mert Seyhan  
020 7482 1203 / 07506 732734 / [mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

### SUBJECT TO CONTRACT



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