

HIGH STREET COMMERCIAL PREMISES

SHOP / OFFICE TO LET

797 Sq Ft (74 Sq M)

130 HOLLOWAY ROAD, LONDON N7 8JE



LOCATION:

The property is located along the busy Holloway Road, close to its junction with Liverpool Road and Drayton Park, within a short walking distance of the Emirates Stadium and the London Metropolitan University. within 5 minutes' walk. 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 being within five minutes' walk. Numerous bus routes also serve the area.

DESCRIPTION:

The property comprises of a ground floor & basement shop with a private garden to the rear.

66-70 Parkway, London NW1 7AH

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ALL DIMENSIONS ARE APPROXIMATE

Ground floor – Sales	345 Sq Ft	(32 Sq M)
Basement – Ancillary	452 Sq Ft	(42 Sq M)
TOTAL	797 Sq Ft	(74 Sq M)
* Rear Garden:	323 Sq Ft	(30 Sq M)

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

RENT: £22,500 per annum exclusive

RATES: We have been advised that the current rateable value is £9,500, which means the premises might be exempt from paying Business Rates. However, interested parties are advised to make their own enquiries to the Local Authority to confirm the rates payable and any relief schemes available.

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

EPC: Available upon request.

IDENTIFICATION: In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

VIEWING: Strictly by prior appointment through SOLE Agents, Christo & Co.

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SUBJECT TO CONTRACT



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