

**GROUND FLOOR COMMERCIAL PREMISES
SUITABLE FOR RETAIL / OFFICE USE**

TO LET

619 Sq Ft (57.50 Sq M)

434 ST ANN'S ROAD, HARRINGAY, LONDON N15 3JH



LOCATION:

The premises are situated in Haringay, just off Green Lanes, at the corner of St Ann's Road and Glennwood Road. The area is well served with a multitude of local and multiple retailers & restaurants. Transport facilities are convenient with Haringay Green Lanes (London Overground) Station being within a few minutes' walk. Numerous bus routes also serve the area.

DESCRIPTION:

The building comprises a newly refurbished ground floor commercial unit suitable for retail or office use.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL MEASUREMENTS ARE APPROXIMATE

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- LEASE:** A new Full Repairing and Insuring Lease for a term of years to be agreed, subject to periodic rent reviews.
- RENT:** **£24,000 per annum exclusive**
- RATES:** We have been advised that the current Business Rates payable are circa £8,000 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.
- VIEWING:** Strictly by appointment through owner's SOLE Agents as above.
- CONTACT:** Mert Seyhan
020 7482 1203 / 07506 732734
mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT

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