

HIGH STREET COMMERCIAL PREMISES

SHOP / OFFICE TO LET

666 Sq Ft (61.5 Sq M)

162 SEVEN SISTERS ROAD, HOLLOWAY, LONDON N7 7PT



LOCATION: The property is situated on the South side of Seven Sisters Road along with the shops, cafes, restaurants and pubs of this busy High Street which connects Holloway Road to Finsbury Park. Transport links are convenient with Finsbury Park (London Underground Piccadilly & Victoria Lines and National Rail Services) Station being in close proximity. Numerous bus routes also serve the area.

DESCRIPTION: The subject property comprises a ground floor retail unit with additional storage and WC facilities.

66-70 Parkway, London NW1 7AH

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ALL DIMENSIONS ARE APPROXIMATE

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TERMS:

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

RENT: £26,000 per annum exclusive

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

EPC: Available upon request.

IDENTIFICATION: Under the Money Laundering Regulations 2017, we are obliged to verify the identity of proposed Tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

LEASE CODE: Christo & Co have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available via the website www.leasingbusinesspremises.co.uk

VIEWING: Strictly by appointment through SOLE Agents as above.

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SUBJECT TO CONTRACT

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