

**SHOP / OFFICE / SHOWROOM  
TO BE LET**

**877 Sq Ft (81.50 Sq M)**

**116 FONTHILL ROAD, LONDON N4 3HP**



**LOCATION:** The property is situated in a prime position on the West Side of Fonthill Road, close to the junction of Biggerstaff Street, Wells Terrace and Seven Sisters Road. The immediate area has undergone major regeneration with many new mixed retail and residential developments which has brought many well-known multiple and local retailers into the area. The area is also served by many well-known bars & restaurants. Transport facilities are excellent with the refurbished Finsbury Park Underground Station (Piccadilly & Victoria Line) being within a couple of minutes away.

**DESCRIPTION:** The premises comprise a ground floor shop, with toilet and kitchen to the rear. The premises would be suitable for retail or office use.

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66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

**ALL MEASUREMENTS ARE APPROXIMATE:**

**Ground Floor                      877 Sq Ft    (81.50 Sq M)**

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

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

**BUSINESS RATES:** We have been advised that the current rates payable are £14,346.25 per annum. However, a 75% reduction discount scheme is currently available, reducing the rates to £3,586.56 per annum. Interested parties are advised to verify this with the Local Authority.

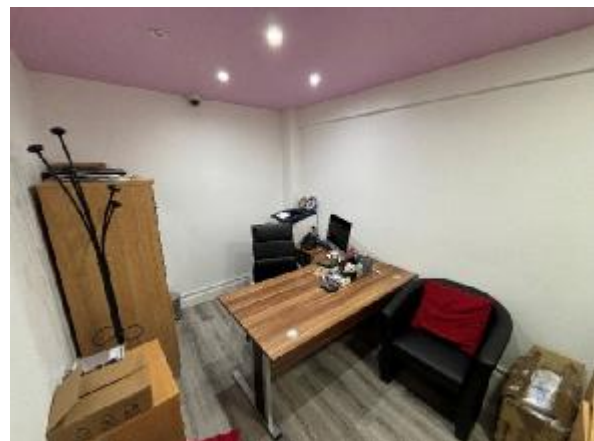
**EPC:**                         Available upon request.

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

**VIEWING:**                Strictly by appointment through owners SOLE Agents; Christo & Co.

**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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