



RETAIL UNIT TO LET

219 SEVEN SISTERS ROAD, LONDON N4 3NG

£35,000 per annum

Prominent corner shop



79 Junction Road

London N19 5QU

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DESCRIPTION

The Property comprises a corner retail unit arranged over ground floor only. The unit provides open plan retail accommodation with direct access from Seven Sisters Road. In addition, the unit benefits from a shopfront with entrance on Fonthill Road.

It has been most recently occupied by Faros Bakery and is suitable for a variety of uses.

RENT

£35,000 per annum. VAT is not payable on the rent.

LEASE

The property is available to let on a new Full Repairing and Insuring (FR&I) lease for a term to be agreed.

BUSINESS RATES

The Property is entered into the 2023 Rating List as a "Shop And Premises" with a Rateable Value of £12,000. The UBR for 2025/2026 is 49.90. There is 40% relief available for buildings categorised for retail, hospitality and leisure use. Please rely on your own enquiries with the LB of Islington.

ACCOMMODATION

The Property provides the following Net Internal Areas:

Floor	Use	m ²	ft ²
Ground	Sales, stores, WC	59.39	639
Total		59.39	639

LOCATION

The Property is situated in a prominent position on the corner of Seven Sisters Road with Fonthill Road, a busy retail area of north London. Fonthill Road is a unique retail location renown for clothing retailers.

The immediate area has recently undergone major regeneration with new mixed retail, leisure and residential developments.

Finsbury Park underground and rail station (Piccadilly and Victoria Lines as well as Great Northern and Thameslink) is situated approximately 100 metres to the northeast. Numerous bus routes run along Seven Sisters Road.

PLANNING

The Property is within the London Borough of Islington. It is not listed nor situated within a conservation area. We understand that the Property has Class E use.

EPC

Band D (88). This certificate is valid until 9th November 2025.

Viewings strictly by appointment:

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