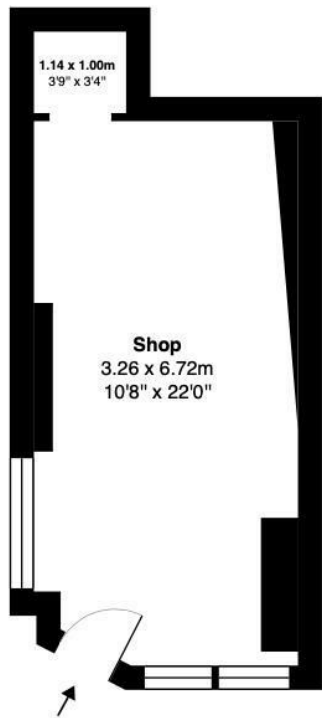


1A Evering Road, London N16 7QA



Total Area: 22.7 m² ... 244 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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sales@michaelnaik.com

Visit our website:

www.michaelnaik.com

£14,000 P/A

- 244 Sq. Ft
- Corner Premises
- Lease Assignment
- Premium - £17,500
- Excellent Location



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



About The Property...

This attractive corner premises offers 244 sq. ft internal floor area , with a fully open plan layout and with a cloakroom WC at the far end. The premises benefits from an appealing corner frontage , and would lend itself well to either a boutique retailer or coffee shop.

Rateable Value - £3,650

PLEASE MAKE OWN ENQUIRIES ON BUSINESS RATES

Offered as Lease Assignment

Lease until September 2032

Premium - £17,500

Next Rent Review - September 2027

Tenant Break Option - September 2027

Lease is Full Repairing & Insuring Lease

