



415C HOLLOWAY ROAD LONDON N7 6HJ

Double fronted retail unit. Short term let

Location:

Located on the western side of Holloway Road close to the Odeon Cinema and at the junction with Tufnell Park Road. Opposite B&Q and Percy Ingle, two doors from Batten Carpets/Flooring.

Accommodation:

The premises comprise a double fronted unit on ground floor. Electric roller shutter, shared WC, rear access. The dimensions and areas are approximately as follows:

Internal With (front) 24' 82' (7.4 m)

Ground floor 1146sq ft (106.5 sq m)

Use:

The premises have A1 (retail) use.

Lease:

The premises are available on a short term basis for a guaranteed term up to March 2020. Terms are flexible and by negotiation. Any lease will be outside the security of tenure provisions of the Landlord & Tenant Act.

Rent:

Offers in the region of £24,000 per annum.

Business Rates:

The business rates for the 2018/19 tax year are £11,849 or £988 per calendar month. Business rates on the property are paid by the landlord and the tenant reimburses.

EPC:

To be advised

For further information or inspections please contact the lessors' agents:

Simon Kelly

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