



# 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. Electrci 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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E: simon@intrinsicproperty.co.uk



All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.