

A1 / A2 USE – PRIME LOCATION WITH PARKING

SHOP TO LET

1,700 Sq Ft (158 Sq Ft)

97 SEVEN SISTERS ROAD, LONDON N7 7QP



LOCATION:

The building occupies a prominent corner position situated at the junction of Seven Sisters Road and Hornsey Road, approximately a quarter of a mile to the east of Holloway Road. Transport facilities are convenient with Finsbury Park Underground station (Piccadilly Line) is close by. Numerous bus routes also serve the area.

DESCRIPTION:

The premises comprise a retail unit arranged on the ground floor currently used as a betting shop. 2 x car parking spaces available.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE:

Ground Floor

1,700 Sq Ft (158 Sq M)

TERMS:

LEASE: A new Full Repairing and Insuring Lease for a term of years to be agreed subject to a rent review pattern to be negotiated.

RENT: £55,000 per annum exclusive

RATES: We have been advised that the current Business Rates payable are £25,000 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

EPC: Available upon request.

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

IDENTIFICATION: Under the Money Laundering Regulations 2017, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by Law.

LEASE CODE: Christo & Co have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available at www.leasingbusinesspremises.co.uk.

VIEWING: Strictly by appointment through owner's SOLE agents as above.

CONTACT: Mert Seyhan
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SUBJECT TO CONTRACT

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