# 294 Seven Sisters Road, Finsbury Park, London, N4 2AA

## £45,000 pa




### Full Description

Class E retail unit for rent in prominent position next to the Post Office on Seven Sisters Road opposite the main entrance to Finsbury Park. Previously let as a mobile phone shop but is suitable for many uses. Conveniently located within a short walk of Finsbury Park station (Victoria/Piccadilly Lines & National Rail), also with regular bus services to surrounding areas all offering excellent accessibility and high foot fall. A premium is sought, to be negotiated. Currently comprises retail unit with rear storage/kitchenette and toilet facilities. Mains electricity supplies. To be let as seen.  A premium is sought, to be negotiable. Located on Seven Sisters Road, opposite Finsbury Park entrance, a five-minute walk  to Finsbury Park underground station (Piccadilly/Victoria/National Rail) and regular bus services providing excellent transport links. Seven Sisters Road is an arterial road connecting Tottenham and Holloway. Seven Sisters Road lies at the heart of Finsbury Park, an affluent North London neighbourhood straddling the boroughs of Haringey, Islington and Hackney. With Finsbury Park and the station offering excellent transport links close by, the area combines excellent connectivity with a busy local high street. Retail Area:  61 sq. m (655 sq. ft) Kitchenette:  8.5 sq. m (91 sq. ft) WC:  2x separate toilets Rear Store:  14sq. m (152 sq. ft) Terms The premises are available for rent at £45,000 per annum exclusive on

flexible full repairing and insuring lease terms to be negotiated. Premium A premium is sought, to be negotiated. Service Charge TBC Anti-Money Laundering checks & Referencing All purchasers will be required to provide satisfactory proof of funds and ID checks to satisfy AML legislation in addition to receipt of satisfactory references. Planning The property falls within the London Borough of Hackney and falls under Class E. All applicants are to satisfy themselves with regard to the Use Class Order. Business Rates The premises has a current rateable value of £30,000. All applicants should check with the local authority to confirm the business rate liability. VAT VAT is not applicable. EPC The premises currently has a rating of D.

## Contact Us

**Williamson Dace Brown**
22 Cannon Hill, London
N14 6BY












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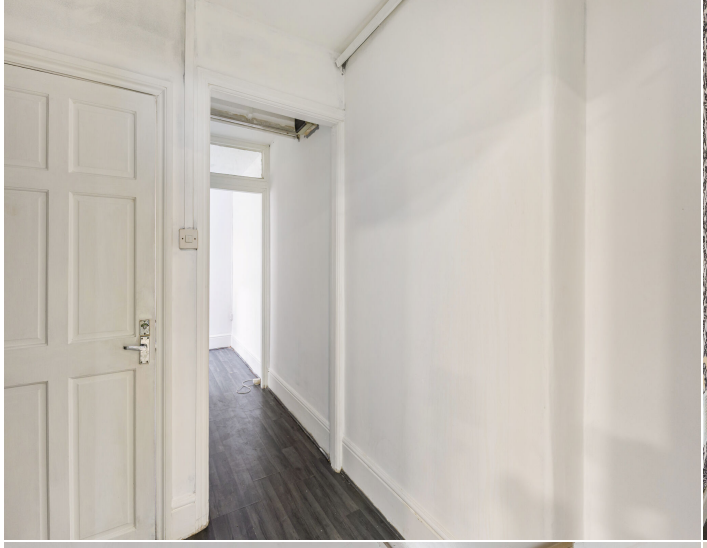

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## Energy rating and score

This property's energy rating is D.

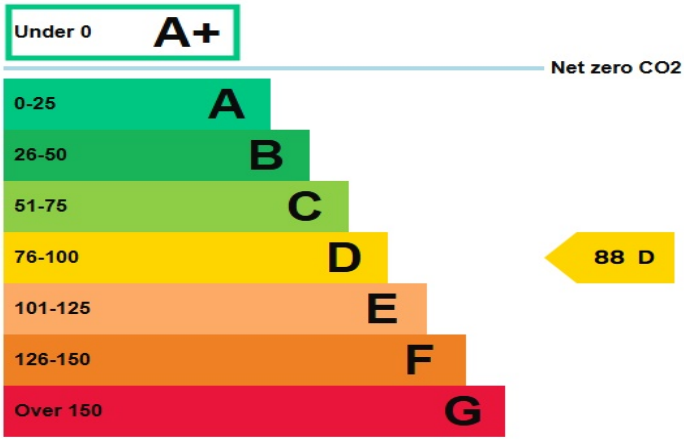


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