Unit 2, 296 Seven Sisters Road, N4 2AA

£23,000 pa



Full Description

Class E retail/office unit for rent in a prominent position just off Seven Sisters Road opposite the main entrance to Finsbury Park. Entrance to the unit is on Finsbury Park Road. Recently refurbished to a high standard with new kitchenette and toilet facilities. Conveniently located within walking distance of Finsbury Park station (Victoria/Picadilly Lines & National Rail), in addition to regular local bus services. Could be let separately or in conjunction with the adjoining Unit 1. A £20,000 premium is sought. A class E unit available for rent currently used as an office. Comprises recently refurbished office with LED bulkhead lights and new flooring. To the rear of the unit are a kitchenette and toilet facilities. Newly rewired mains electricity supply. To be let as seen. A premium of £20,000 is sought. Located on Seven Sisters Road, opposite the Finsbury Park main entrance, a five-minute walk to Finsbury Park underground station (Piccadilly/Victoria/National Rail) and regular bus services providing excellent transport links and high footfall. 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/Office: 36.8 sq. m (397 sq. ft) Kitchen: 5.1 sq. m (55 sq. ft) WC: 1.7 sq. m (18 sq. ft)

Terms The premises are available for rent at £23,000 per annum exclusive on flexible full repairing and insuring lease terms to be negotiated. Premium A premium of £20,000 is sought. 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 £18,500. 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 E. (Unit is in process of being reassessed, rating is subject to change.)

Contact Us

Williamson Dace Brown
22 Cannon Hill, London
N14 6BY





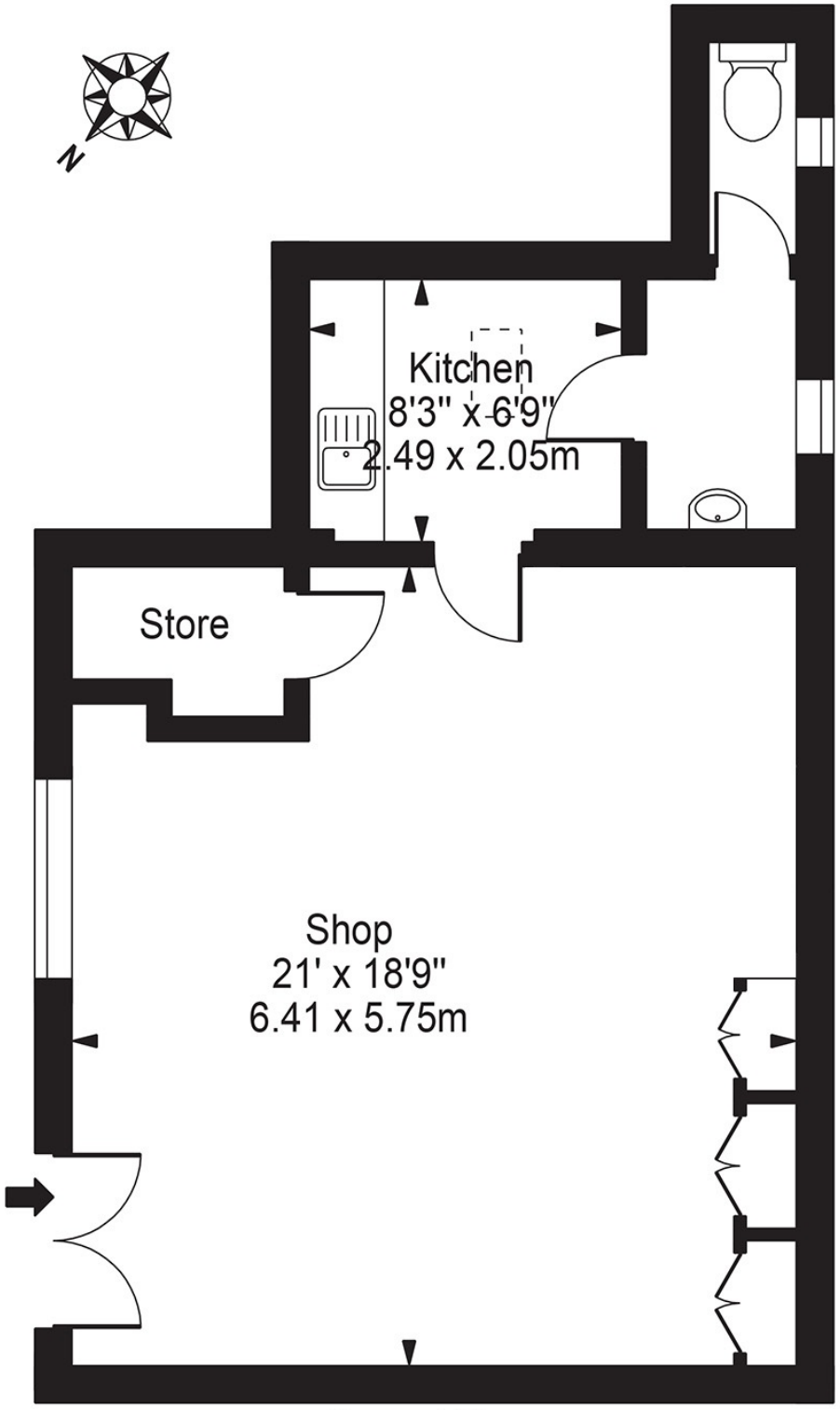





Image not found or type unknown


Seven Sisters Road,
Finsbury Park, N4 2AA

Approx. Gross Internal Area 510 Sq Ft - 47.42 Sq M



Ground Floor

For Illustration Purposes Only - Scale 1:50 at A4

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.