WDB PROPERTY

WILLIAMSON DACE BROWN

Unit 1, 296 Seven Sisters Road, N4 2AA

£40,000 per annum exclusive

Class E retail corner unit for rent in prominent position on Seven Sisters Road opposite the main entrance to Finsbury Park. Previously let as a café/restaurant 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.

Could be let separately or in conjunction with the adjoining Unit 2.

A £50,000 premium is sought.

- 44.93m² (453.57ft²)
- Retail/Café (Use Class E)
- C 54







Currently comprises kitchen and counter with extraction unit. To the rear of the unit is storage and toilet facilities. Mains gas and electricity supplies. To be let as seen. A premium of £50,000 is sought.

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: 35.9 sq. m (386 sq. ft)
Kitchen: 10.2 sq. m (110 sq. ft)
WC: 3.1 sq. m (33 sq. ft)

Terms

The premises are available for rent at £40,000 per annum exclusive on flexible full repairing and insuring lease terms to be negotiated.

Premium
A premium of £50,000 is sought.

Service Charge
TBC

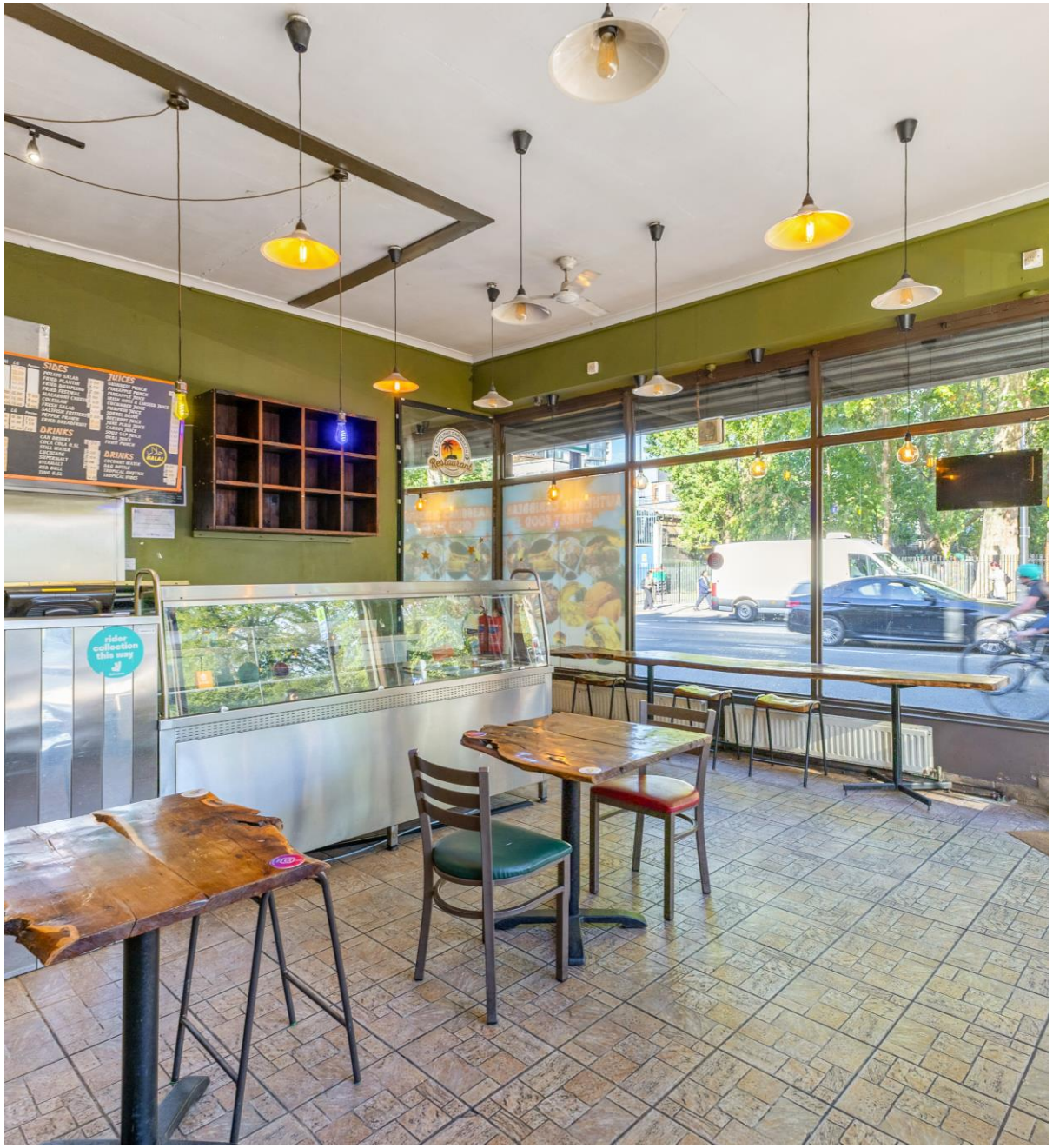
Anti-Money Laundering checks & Referencing
All purchasers will be required to provide satisfactory proof of funds and ID checks to satisfy AML legislation in addition to receipt of satisfactory references.

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 £23,250. 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 C.





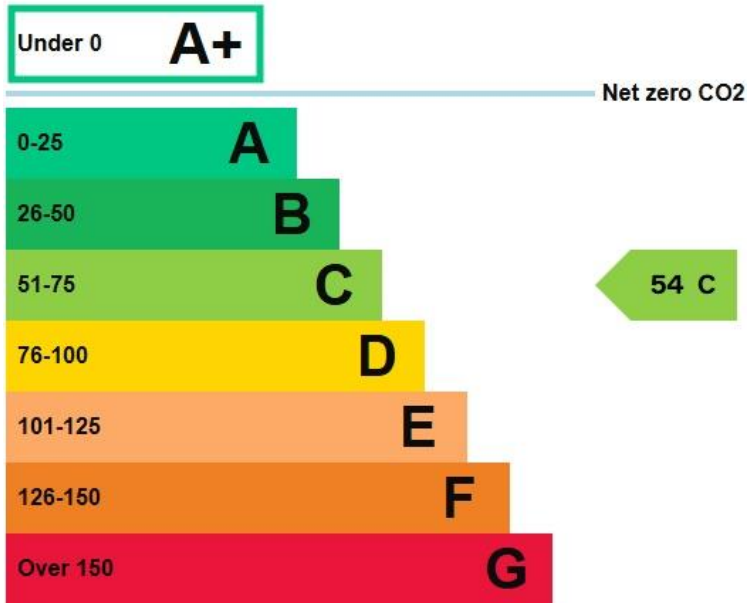



Restaurant



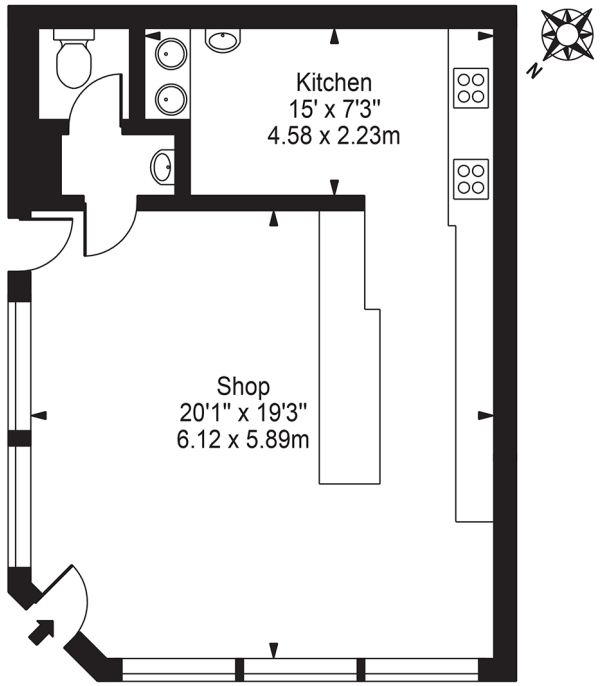
Energy rating and score

This property's energy rating is C.



Seven Sisters Road, Finsbury Park, N4 2AA

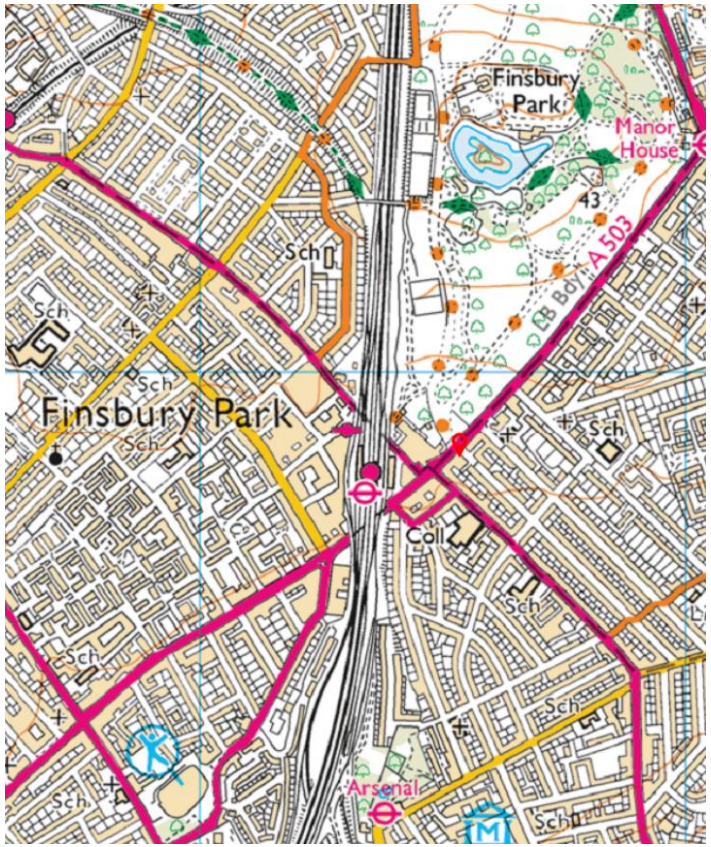
Approx. Gross Internal Area 537 Sq Ft - 49.89 Sq M



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.



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Notice to purchasers: The agent has prepared these particulars as a general guide. They are not intended to constitute part of an offer or contract. The agent has not carried out a detailed survey, nor have the services, appliances, or fittings been tested. **Accuracy of information:** All descriptions, dimensions, and other details are given in good faith and are believed to be correct at the time of printing. However, their accuracy cannot be guaranteed. Intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
Measurements and plans: Any areas, measurements, or distances are approximate and are provided for guidance purposes only. Floor plans are for illustrative purposes only and may not be to scale. **Services and fittings:** No person in the employment of [Estate Agency Name] has the authority to make or give any representation or warranty in respect of this property. No statement in these particulars should be deemed a statement that the property is in good repair or condition, or that any services or facilities are in good working order. **Photographs and virtual staging:** Photographs may show only certain parts and aspects of the property at the time the pictures were taken. Any items shown in photographs are not included in the sale unless specifically mentioned in the particulars. They may be available by separate negotiation. Where images have been digitally enhanced or virtually staged, this is for illustrative purposes only and does not represent the actual state of the property or the items included in the sale. **Legal and financial matters:** These details are for general guidance and should not be relied upon as a basis for entering into a legal contract or committing to expenditure. All interested parties should consult their own solicitor, surveyor, or other professional advisors before committing to any purchase.