WDB PROPERTY

WILLIAMSON DACE BROWN

Unit 2, 296 Seven Sisters Road, N4 2AA

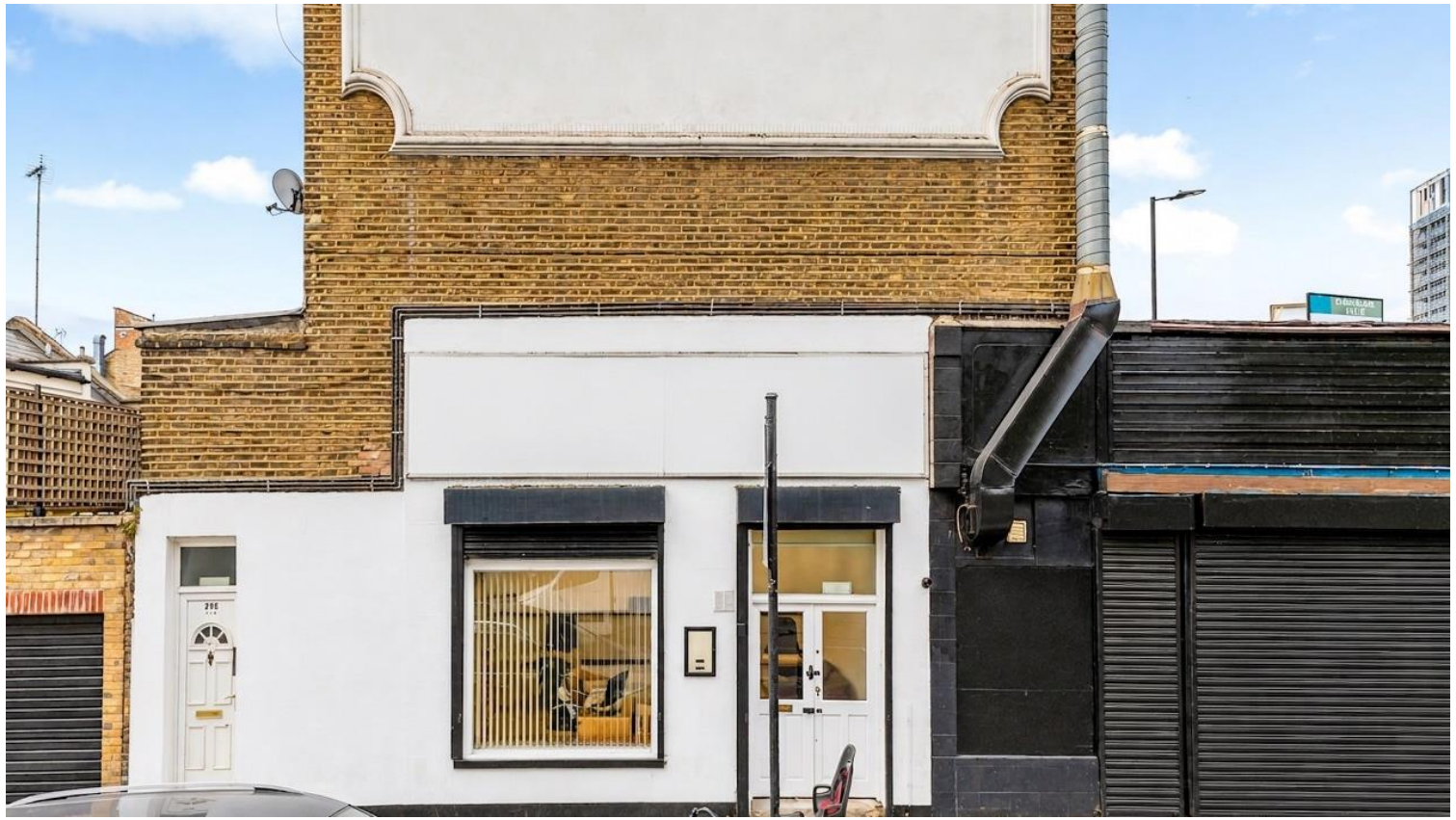
£23,000 per annum exclusive

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.

- 44.93m² (483.63ft²)
- Retail/Office (Use Class E)
- E 104







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.)*




Unit 2
296
Seven Sisters Rd
Finsbury Park
London
N4 2AA
C&M
Tel 020 8880 2444

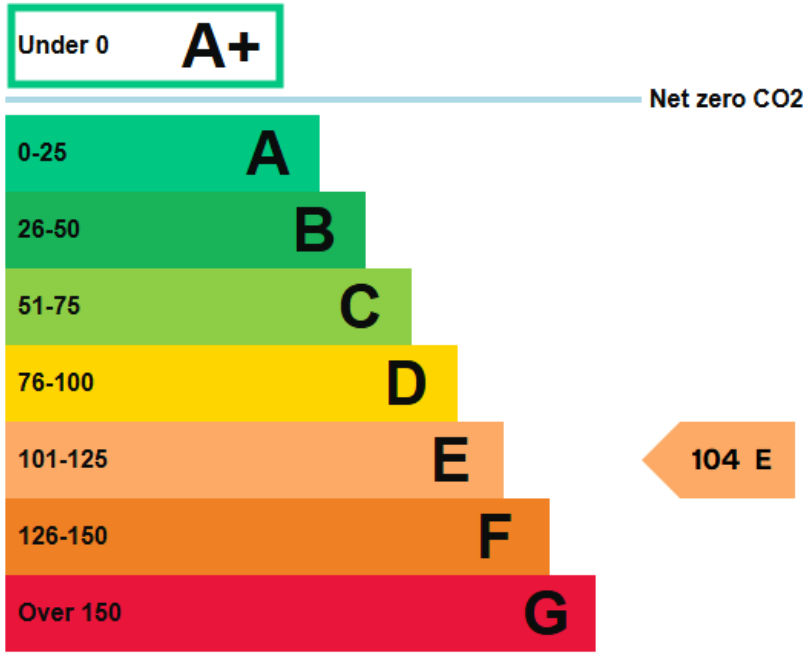

Fire exit




vileda

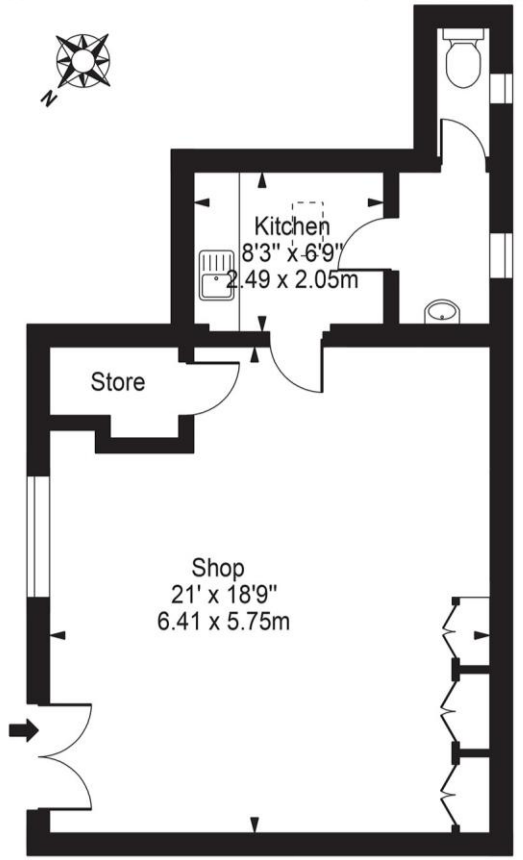
Energy rating and score

This property's energy rating is E.



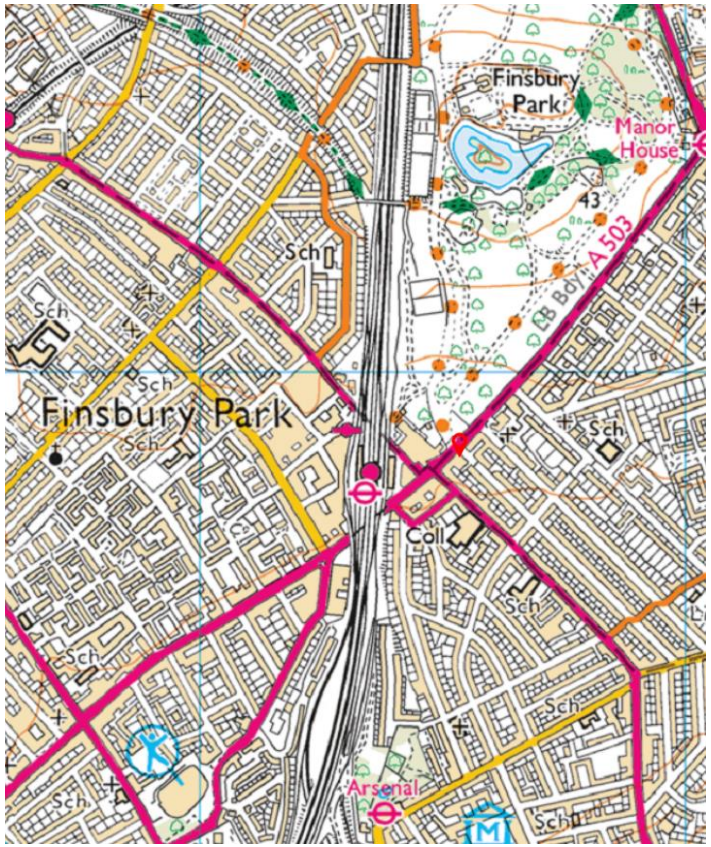
Finsbury Park, N4 2AA

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



Ground Floor

For Illustration Purposes Only - Scale 1:50 at A4



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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.