

DRIVERS & NORRIS

COMMERCIAL

**Finsbury Park
London
N4**



**Lease Assignment
Shop and Upper Parts**

drivers.co.uk

020 7607 5001

Location:

The property is situated on a sought after part of Seven Sisters Road, on the junction of Stroud Green Road, directly across from Blackstock Road. This unit occupies a great High Street location; a stones throw away from Rowans bowling alley. Nearby operators include; Lidl, Tesco, Costa Coffee, The Twelve Pins Pub, Natwest, The Money shop and The Post Office. Public transport links are excellent with Finsbury Park Underground Station a three minute walk away and numerous bus routes serving the immediate area.

Description:

The unit comprises a ground and basement A3 restaurant which is currently being used as a kebab shop. The unit offers large ground floor trading space which currently holds seating for 40 with a kitchen and customer W.Cs located at the back. The basement has ample storage space and both a walk in fridge and freezer. This great business opportunity also comes with a 3 bedroom flat above, with access via the restaurant. The premises also benefits from outdoor space on Seven Sisters Road.

Accommodation:

Ground Floor: 850 sqft

Basement: 475 sqft

Flats: 3 bed maisonette

Total sqft = 1,325 sq ft (excluding flat)

Amenities:

- | | | |
|------------------|------------------|--------------------------|
| • Water | • Glass Frontage | • Air Conditioning |
| • Tiled Flooring | • Outside Area | • Coffee Machines |
| • Electrics | • Skylights | • Fryers |
| • WC Facilities | • Spotlights | • Doner Kebab Machine X2 |
| • Extractor Fans | • Walk in Fridge | • Walk in Freezer |

Lease Terms:

- 20 year lease from 2012
- Rent £24,000 pax.
- 5 yearly rent reviews - next rent review is in 2017.
- No break clause.

Premium:

Offers invited in the region of £125,000.

Rates:

Prospective tenants are advised to make their own enquiries with the Local Authority.

Legal Costs:

Both parties' legal costs are to be paid by the ingoing tenant.

Viewing:

Strictly by appointment through the Landlord's sole agent Drivers and Norris.

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