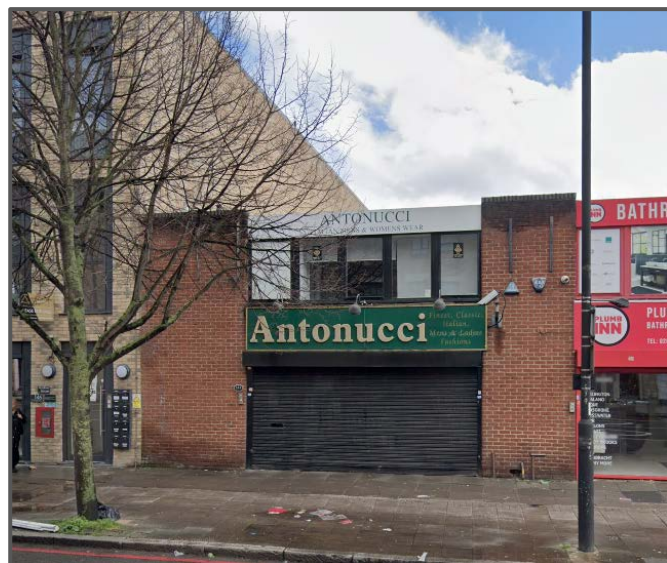




CLASS E UNIT TO LET IN HOLLOWAY

**144 SEVEN SISTERS ROAD,
HOLLOWAY, LONDON, N7 7NS**



Location:

The subject property is located on the busy Seven Sisters Road, linking Finsbury Park and Holloway Road.

Nearby retailers include, Tesco Express, British Heart Foundation, Poundland, Savers and a mixture of established independent operators.

Finsbury Park Station (National Rail, Victoria and Piccadilly Lines) is located a short walk away.

Accommodation:

The unit is currently arranged over Ground Floor and First Floor only and has the following approximate gross internal areas:

Ground Floor: 1,833 sq. ft. (170.28m²)

First Floor: 1,833 sq. ft. (170.28m²)

The property also benefits from dedicated parking to the rear.

Use:

The unit currently benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

Ground Floor Only: £45,000 pax.

Whole Building: £65,000 pax.

Lease:

The premises are available by way of a new full repairing and insuring lease, for a term to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

