

A3 Retail Premises

Approx. 1,323–2,400 sq ft (123-223 sq m)

**AITCHISON
RAFFETY**



410-424 Seven Sisters Road, London N4 2LX To Let

- Retail premises ideal for coffee shop
- Super prominent position adjacent to Manor House tube
- Located at crossroads of Seven Sisters Road and Green Lanes
- Brand new space being part of new hotel and supermarket development



INVESTORS IN PEOPLE



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410-424 Seven Sisters Road
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N4 2LX

Description

The premises comprise a prominent ground floor corner unit in this new development with the potential to install an additional mezzanine floor. The property has a prominent location facing the junction.

Location

The premises are situated at the crossroads of Green Lanes and Seven Sisters Road directly opposite Manor House Tube Station and Finsbury Park.

Floor Area

The approximate net internal floor areas are:

Ground Floor	1,123 sq ft	123 sq m
Potential Mezzanine	1,076 sq ft	100 sq m
Total	2,199 sq ft	223 sq m

The mezzanine would either be fitted by the landlord or tenant depending on terms agreed

Rent

Offers are invited over £60,000 per annum

Terms

The premises are available on a new FRI lease (by way of service charge) for a term of 15 years or more.

Business Rates

Not yet assessed.

Energy Performance Rating

Not yet assessed.

Legal Costs

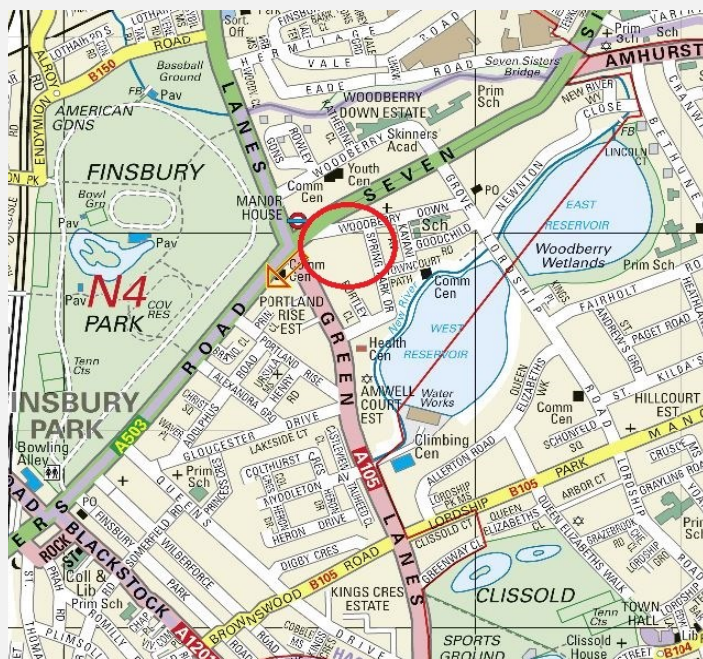
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Rent will be subject to VAT.

Viewings

Strictly by appointment via the sole agents.



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