

258 SEVEN SISTERS ROAD  
FINSBURY PARK  
LONDON  
N4 2HY

PROMINANT CLASS A1 PREMISES  
NEW LEASE AVAILABLE



## LOCATION

The property is located on an extremely busy thoroughfare close to the junction with St Thomas's Road in the heart of a densely populated commercial and residential catchment area.

Retailers in close proximity include Costa Coffee, Subway, Barclays Bank, PaddyPower and Tesco together with a number of other national and independent retailers.

The area benefits from excellent public transport facilities with Finsbury Park Mainline and Underground (Piccadilly & Victoria line) Stations diagonally opposite together with the bus terminus and numerous bus routes serving the immediate area.

## LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## RENT

£60,000 pax.

## VAT

VAT will be charged at the appropriate rate, if applicable.

## EPC

An EPC will be made available upon request.

## ACCOMMODATION

The premises are arranged on ground floor only comprising the following approximate area:

Ground Floor	112.41 sq m	1,210 sq ft
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## RATES

Rateable Value		£39,500
UBR 2018/19		48p in the £
Rates Payable		£18,960

The property may benefit from transitional relief and interested parties are advised to contact London Borough of Islington on 020 7527 2633.

## VIEWING

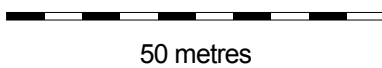
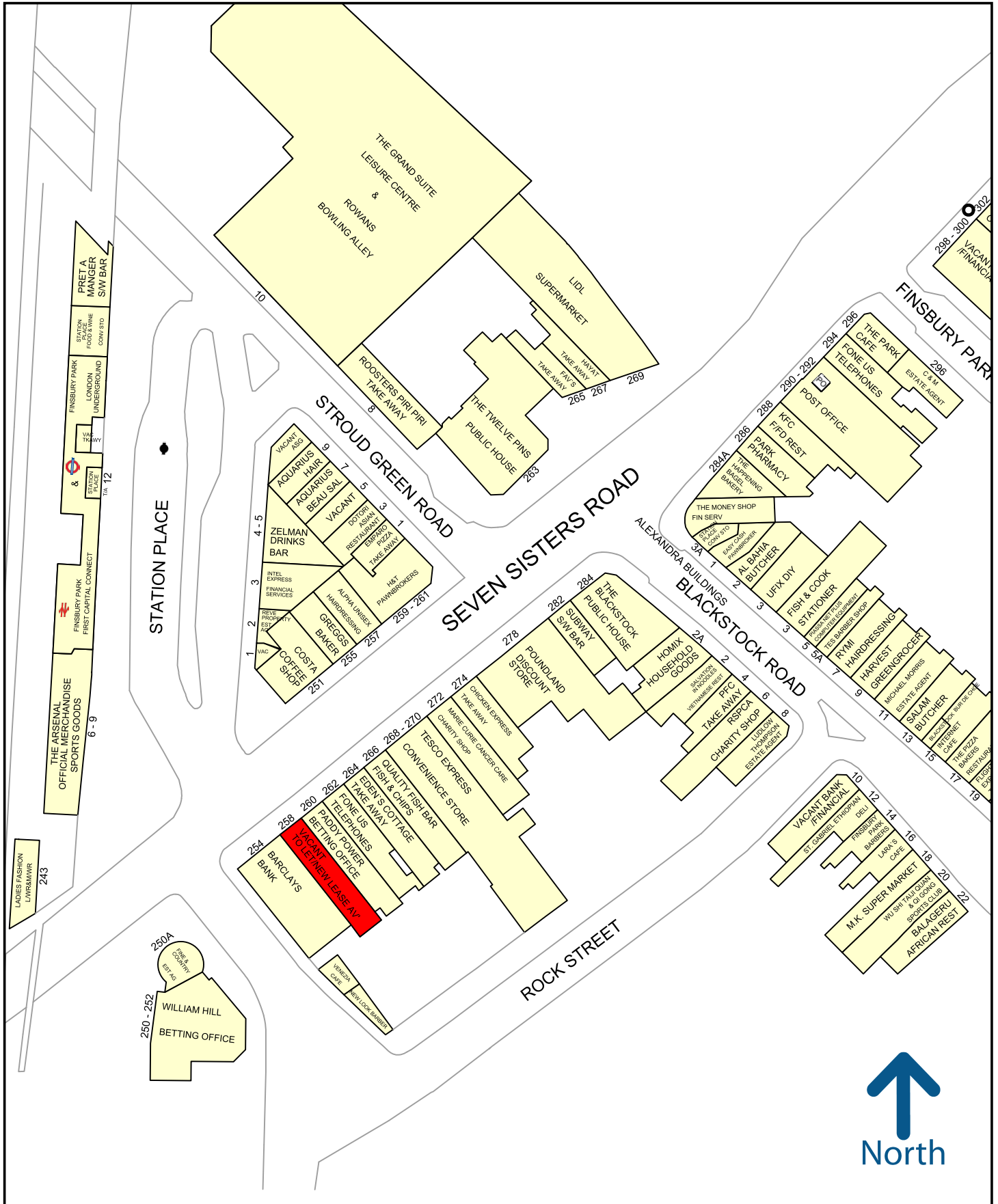
Strictly by appointment through the landlord's **sole agents**.

## CONTACTS

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