

LONDON N4 – 298 SEVEN SISTERS ROAD FINSBURY PARK

FORMER BANK TO LET IN VERY BUSY LOCATION
NEARBY OCCUPIERS INCLUDE LIDL, POUNDLAND, THE POST OFFICE,
HSBC AND SANTANDER

LOCATION

The property occupies an exceptionally prominent and highly visible corner location on this busy thoroughfare very close to Finsbury Park mainline railway / tube station. There are numerous multiple occupiers in the vicinity including **Santander**, **HSBC**, **Post Office**, **Poundland** and **Lidl**.

THE PROPERTY

The property will be reconfigured to create a retail unit with the following approximate dimensions and floor areas:-

Internal Width (max)	-	9.4 m	30' 09"
Shop Depth	-	18.5 m	60' 10"
Ground Floor	-	157.0 m ²	1,690 sq.ft.

LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of **£65,000 p.a. excl.**

USE

The property is suitable for a retail use and restaurant / takeaway uses will not be considered.



RATES

The rates are to be re-assessed following the refurbishment works and interested parties are advised to make their own enquiries to the Local Authority.

COSTS

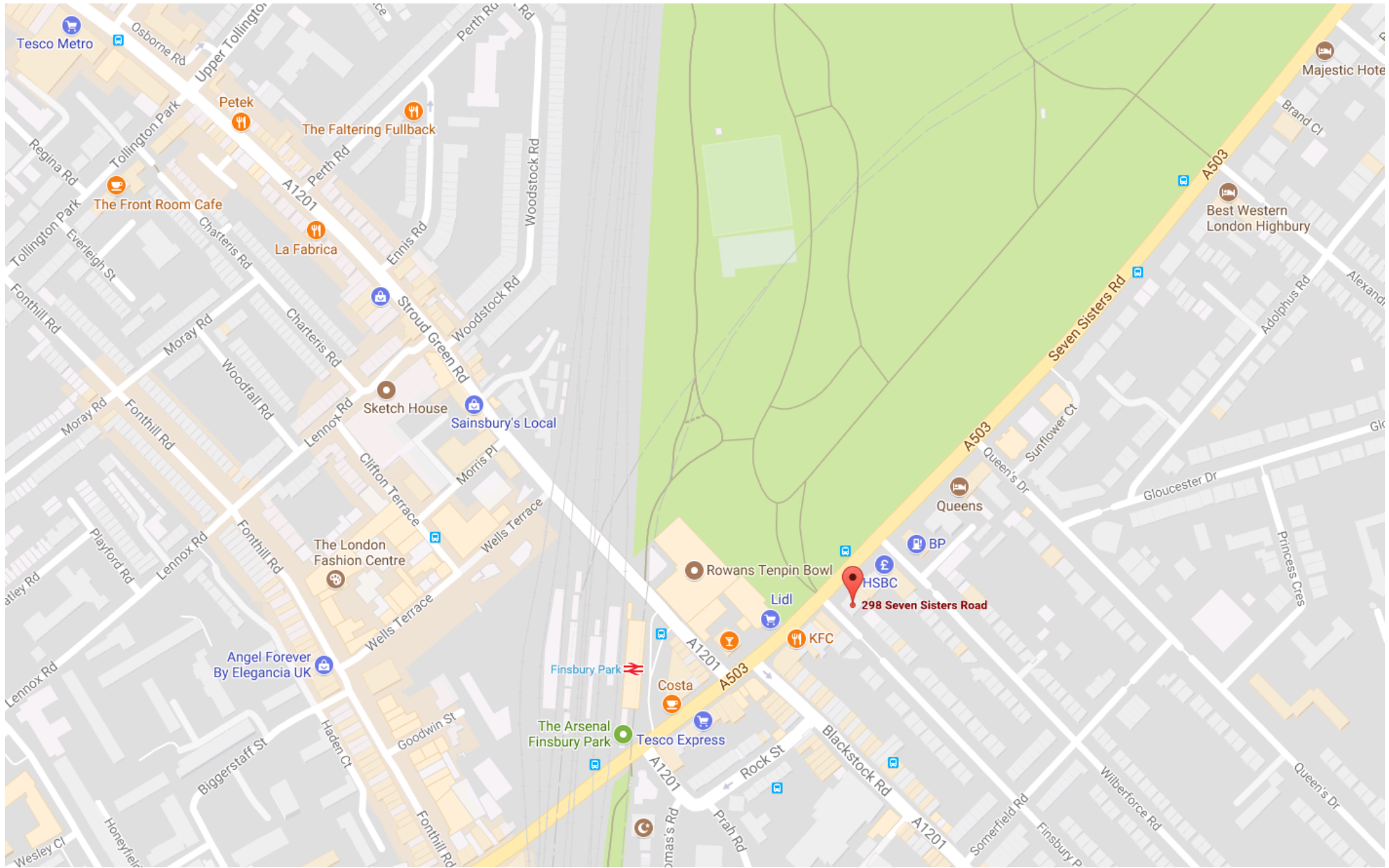
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

Inspections can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@smithprice.co.uk

Tel: 020 7409 2100



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.