

T0207 286 8363 Esales@threeh.co.uk



CLASS E UNIT TO LET

61 SQ M (665 SQ FT) Approximate Net Internal Floor Area

209-211 Holloway Road, Holloway, London, N7 8DL

Location

Situated on the southern side of Holloway Road, on the A1. The unit is located in a parade which includes a variety of retail and catering users. The unit is close to the London Metropolitan University, and within a few minutes' walk of Arsenal's Emirates Stadium. Nearby Traders Include The Victoria Tavern, Holloway Indian Takeaway and Blue 17 Vintage Clothing Shop.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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Accommodation

Comprises a double fronted unit in a very prominent position

Max Internal width
Max Internal Depth
Ground Floor Area
First Floor Area

11.0m
4.9m
34 m²
27 m²

Total Floor Area 61.m² 665 sq ft Approximate Net Internal Floor Area

Specification

• Half Tiled Walls (G. Fl)

• Attractive Timber Shopfront

• LED Lighting

• Walk-in Cold Store (1sr Flr)

• Black & White Victorian style floor tiling (Gnd Flr)

Serving Counter

<u>Rent</u> £21,000 per annum exclusive, VAT is not Applicable.

<u>Terms</u> New lease outside the security of tenure provisions of the Landlord & Tenant

Act 1954 Pt 2 with Landlord's option to break at the end of the 5th year in the event of redevelopment. The lease will be on full repairing and insuring terms

Rates Rateable Value £16,500 This is not what you pay. Please contact Islington

Business Rates Department for the payable figure

<u>Use</u> E Class but no hot food use requiring extraction.

Deposit Our clients will require a security deposit of between 3 and 6 month's rent as

security, dependent upon covenant.

Viewing Tel: 0207 286 8363





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