



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.

Accommodation

Comprises a double fronted unit in a very prominent position

Max Internal width 11.0m

Max Internal Depth 4.9m

Ground Floor Area 34 m²

First Floor Area 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

Rent £21,000 per annum exclusive, VAT is not Applicable.

Terms 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

Use 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**

