



137 Stroud Green Lane
Finsbury Park, London, N4 3PX

Ground Floor Use Class E Premises TO LET | £40,000 per annum

137 Stroud Green Lane, Finsbury Park, London

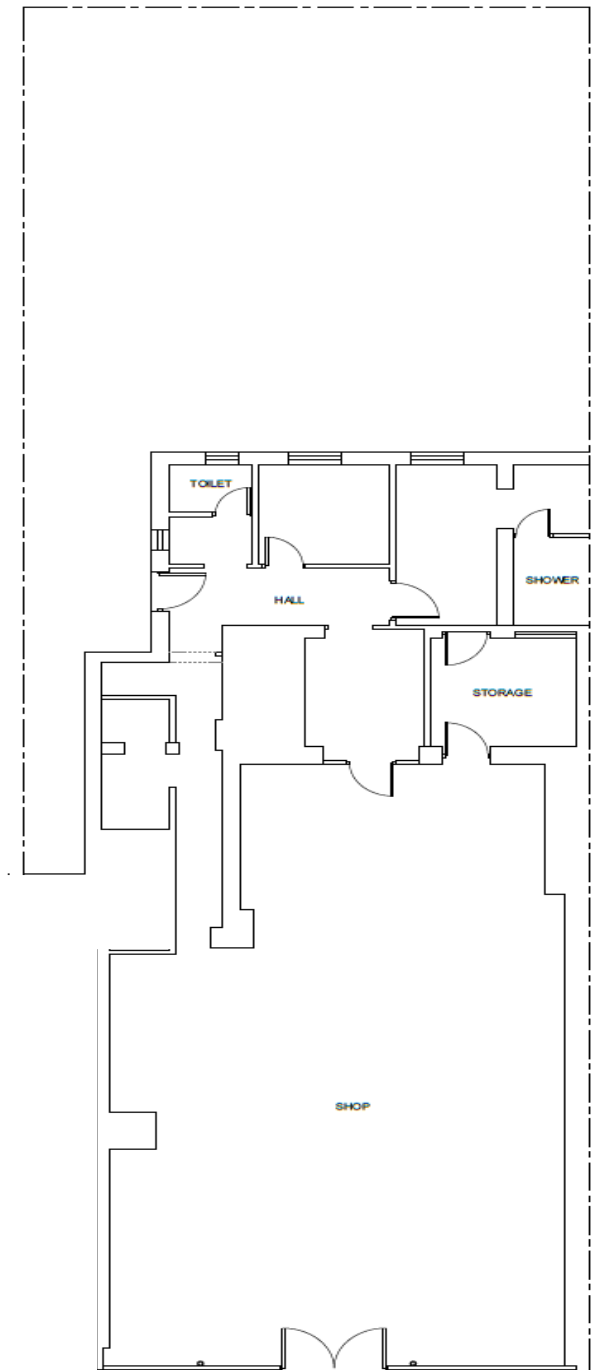
We are pleased to present a unique opportunity to lease an impressive ground floor premises, spanning approximately 1,600 sq ft. This versatile space is ideal for a wide range of businesses under Use Class E. The shell and core design provides a blank canvas, allowing you the freedom to tailor the interior to your specific requirements.

One of the property's key features is the expansive rear yard, which offers considerable outdoor space. This area can be utilized for additional storage, or even as an outdoor seating area enhancing the overall customer experience. The large double frontage not only increases visibility but also invites heavy foot traffic, ensuring your business is prominently showcased to potential customers.

The premises will benefit from a brand-new 2024 lease, providing long-term security and the opportunity to establish a strong presence in the area. Located in a vibrant neighbourhood with excellent transport links, your business will be easily accessible for both customers and employees, ensuring a steady flow of clientele.

Surrounded by a diverse mix of shops, eateries, and services, this location offers the perfect setting for growth and success. Whether you are looking to launch a new venture or expand an existing business, this prime ground floor space is poised to meet your needs. Don't miss out on this outstanding opportunity—contact us today to arrange a viewing and explore the possibilities.

- Approx 1600 sq ft
- Large Rear Yard Space
- Double Frontage
- Use Class E
- Brand New 2024 Lease
- Shell & Core
- Heavy Footfall
- Good Transport Links





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