

SHOP TO LET

460 Holloway Road, Holloway, London, N7 6HT



 **RENT** £40,000 PA / £37 PSF

 **SIZE** 1082 Sq Ft / 100.5 SQM

 **FLOOR(S)** Ground & Basement

 **AVAILABLE** Immediately

- Excellent passing trade
- Additional basement space
- Prime location at busy intersection



CONTACT

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THE SPACE

Prime A1 retail shop unit available at this busy junction on the Holloway Road benefiting from high footfall.

LOCATION

Situated at the junction of Holloway Road and Seven Sisters Road.

NEARBY

Neighboring occupiers include Carphone Warehouse, Nat West, Halifax and Barclays banks, Marks & Spencer, the Odeon cinema, Holland & Barrett and Iceland Foods. Holloway Road Underground station lies 10 minutes walk to the south while Upper Holloway Overground station is a 10 minute walk north.



USE

A1 - Shop.

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available on request.

BUSINESS RATES

The rateable value appears to be £33,000. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Approximately £1,655 per annum.

FEES

There is a one-off administration fee of £1,250 + VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

E116

These details were updated on 11/04/2019