

TO LET**GROUND FLOOR RETAIL PREMISES IN FINSBURY PARK**

SUITABLE FOR CLASS E (RETAIL, MEDICAL, OFFICE, LEISURE)

100 STROUD GREEN ROAD, LONDON N4 3EN



314 SQ. FT. - GROUND FLOOR

LOCATION (GOOGLE MAPS LINK)

Situated at 100 Stroud Green Road, London, this property is in the heart of Finsbury Park, a lively and diverse area. Stroud Green Road is known for its mix of independent shops, cafes, and international eateries. Just a short walk from Finsbury Park Station, the property offers excellent transport links via the Victoria and Piccadilly Lines, as well as National Rail services. Close to the green spaces of Finsbury Park, it combines the buzz of city life with easy access to tranquil parks.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk

DESCRIPTION

This self contained, ground floor retail premises was previously occupied by a hairdressers and is suitable for multiple uses within class E. The unit benefits from roller shutter, strip lighting, wall-mounted radiators, perimeter sockets, WC and Kitchen.

LEASE

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

EPC

Available on request.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

FINANCIALS

Area	Total
Size(sq.ft.)	314
Quoting Rent (p.a.) excl.	£27,500
Estimated Rates Payable (p.a.)	£4,990
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p.a)	£32,490

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Roller Shutter
- WC
- Kitchen
- Self Contained
- Strip Lighting
- Wall-Mounted Radiators

VIEWINGS:

Strictly through Robert Irving Burns.

Ben Kushner

Tel: 020 7927 0637

Email: ben.k@rib.co.uk

Thomas D'arcy

Tel: 020 7927 0648

Email: thomas@rib.co.uk

Michael Georgiou

Tel: 020 7927 0734

Email: michael.g@rib.co.uk