



CLASS E UNIT TO LET IN FINSBURY PARK

**8 BLACKSTOCK ROAD, FINSBURY
PARK, LONDON, N4 2DL**



Location:

The subject property occupies a prominent corner position at the junction of Blackstock Road and Rock Street. Finsbury Park Station (National Rail & Victoria Line Services) is located a short walk away.

Nearby well-known multi-national occupiers include: Lidl, Asda, KFC, Tesco Express, Subway and Greggs. In addition to various well established independent operators.

Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

Ground Floor: 600 sq. ft. (55.74 m²)

Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£35,000 per annum exclusive.

Lease:

The premises are available by way of a sub lease or assignment of an existing 15-year lease commencing 6th April 2014 expiring 5th April 2029.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

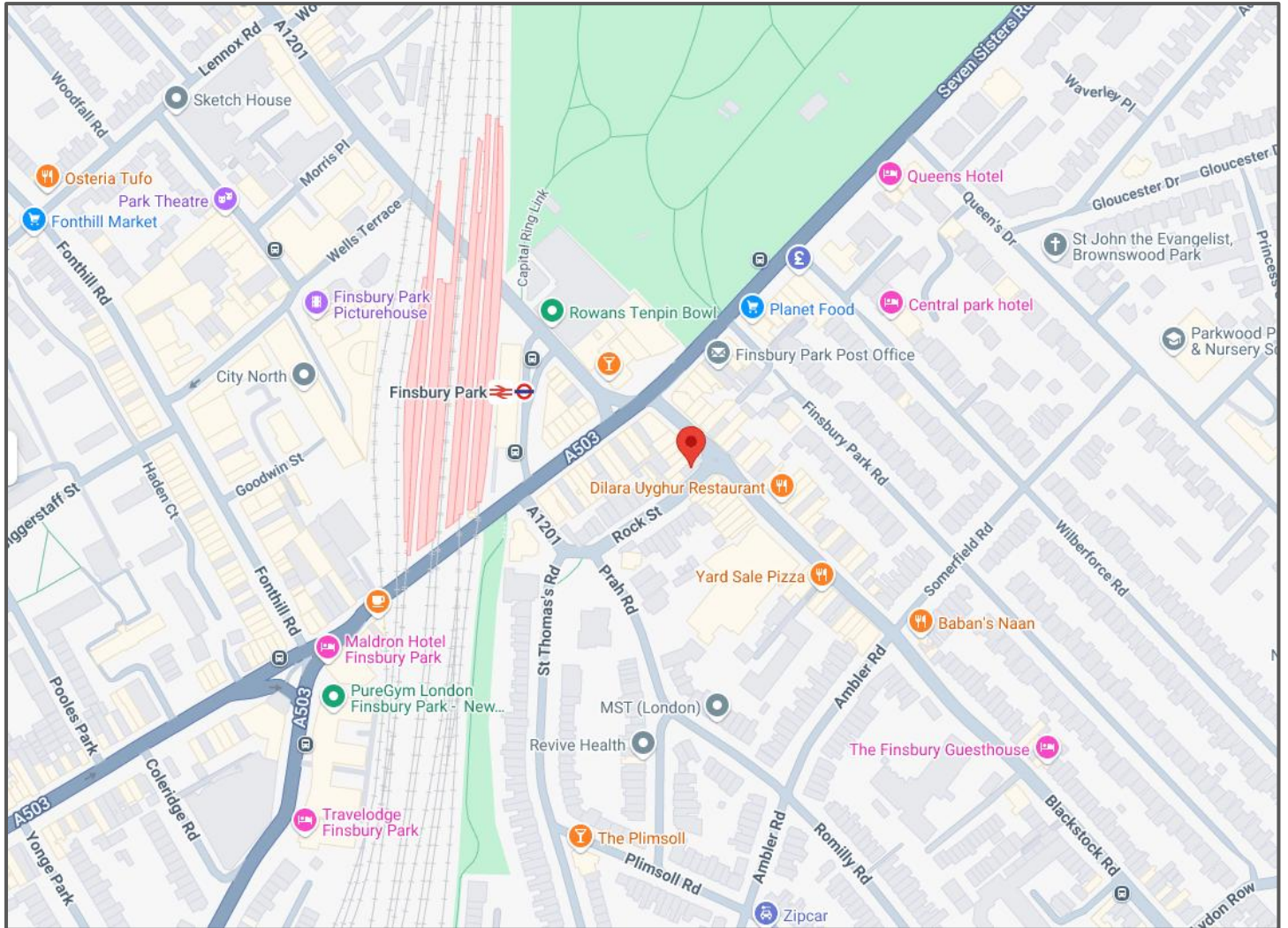
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Location Map:



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