

Prime⁺ Retail

Shop To Let

LONDON N4 2DL
8 Blackstock Road

Prominent Corner Unit

Location

The property is situated in a prominent corner location close to the junction with Seven Sisters Road, benefitting from a return frontage onto Blackstock Road and Rock Street.

Nearby occupiers include Lidl, KFC, Tesco Express, Subway and Greggs.

Accommodation

The property is arranged over ground floor only, providing the following approximate net internal floor areas:-

Ground Floor	600 sq ft	55.74 sq m
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Term

An assignment of the existing lease commencing on 6th April 2014, and expiring on 5th April 2029, subject to a rent review on 6th April 2024, at a current passing rental of £35,000 per annum exclusive.

Incentives

Incentives are available to an ingoing tenant. Further details are available upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£13,250
UBR (2023/2024)	49.9p
Rates Payable	£6,612

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

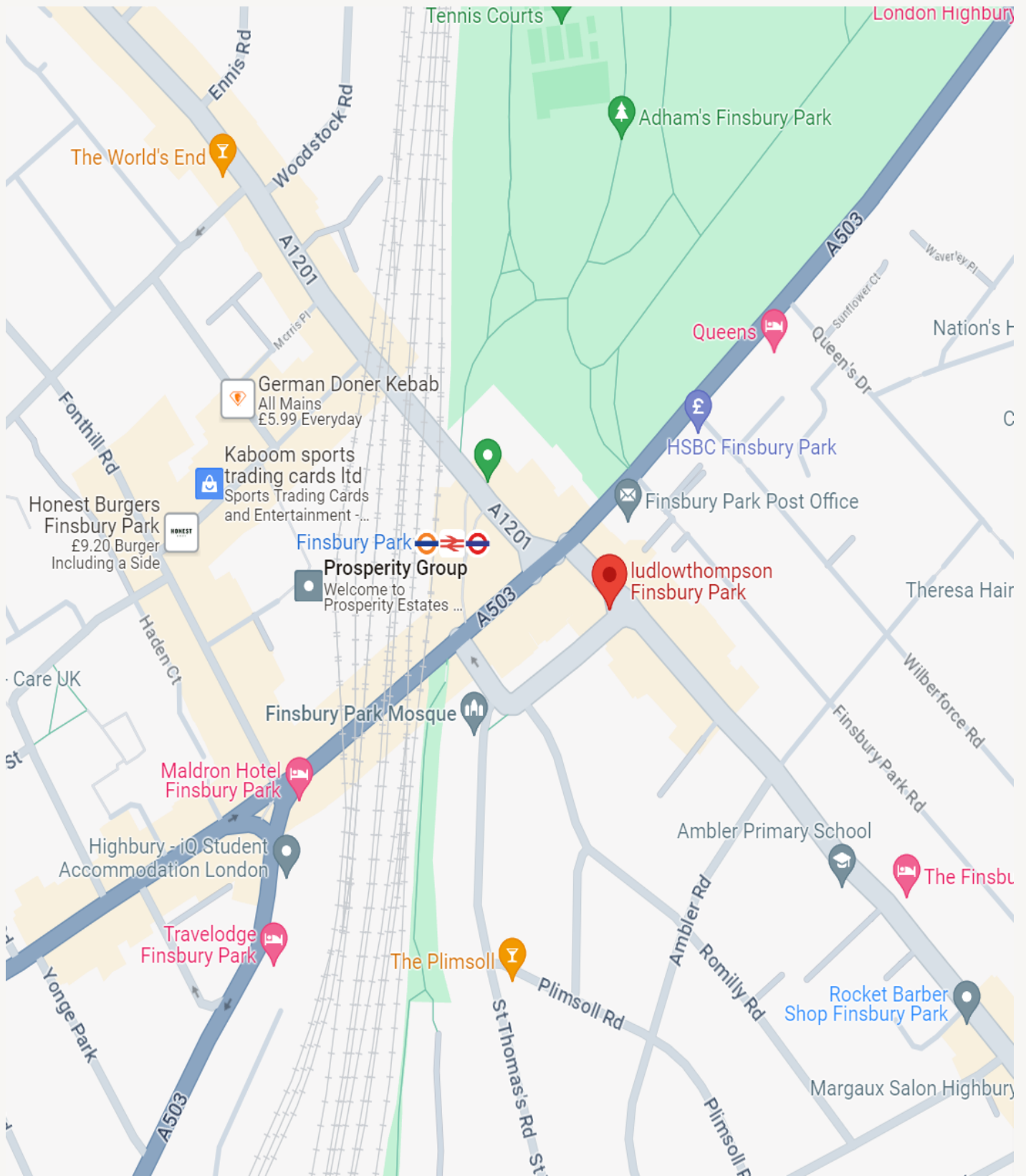
An EPC has been commissioned and is available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

Joel Berg
joel@prime-retail.com
07950 320 978





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prime-retail.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.