



CLASS E UNIT TO LET IN FINSBURY PARK

**81 STROUD GREEN ROAD,
FINSBURY PARK, LONDON N4 3EA**

Location:

The subject property is situated on Stroud Green Road, on the busy connection between Finsbury Park and Crouch End. Finsbury Park Rail Station (providing Great Northern and Thameslink services), Finsbury Park Underground Station (Piccadilly and Victoria line services) and Crouch Hill (London Overground = Suffragette Line services) are located a short walk away from the property.

Nearby well-known multi-national occupiers include: Nando's, Dexters, Tesco, Coral, Crisis, Sainsbury's Local, Mind and Lidl, amongst many established independent operators.

Accommodation:

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

Ground Floor: 527 sq. ft. (49.00 m²)

Use:

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



Rent:

£30,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

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:

Please contact:

Kyle McGuire

kyle@jenkinslaw.co.uk

Sam Westmacott

sam@jenkinslaw.co.uk



Location Map:

