



Jenkins | Law
Commercial Property Solutions

20 Hanover Street
Mayfair
London W1S 1YR

Tel: +44 (0)20 7440 1840
Fax: +44 (0)20 3478 0363
Web: www.jenkinslaw.co.uk

A1/A3 UNIT TO LET IN FINSBURY PARK

**298 SEVEN SISTERS ROAD.
FINSBURY PARK, LONDON N4 2AG**



Location:

The subject property occupies a prominent corner position in the busy prime pitch of Seven Sisters Road.

Nearby multiple retailers include, Santander, KFC, Poundland, Lidl, Tesco Express and Costa Coffee.

Finsbury Park station (National Rail, Victoria and Piccadilly Lines) is located a very short walk away.

Accommodation:

The unit is currently arranged over ground floor only and has the following approximate net internal areas:

Ground Floor: 1,690 sq. ft. (157.01 m²)

Use:

The unit currently benefits from A1, A2 and A3 planning consent. However, consideration will be given to alternative uses subject to planning.

Rent:

£55,000 per annum exclusive.

Lease:

The premises are available by way of a new full repairing and insuring lease, for a term to be agreed.

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:

Ryan Mylroie
ryan@jenkinslaw.co.uk

David Brown
david@jenkinslaw.co.uk

