

RETAIL (A1/A2) UNIT TO LET



Stroud Green Road, London, N4 3RN

Retail Unit (A1/A2) on busy section of Stroud Green Road

AREA: 500 sq.ft (46 sq.m) approx. | **RENT:** £22,000 PAX

LOCATION:

Stroud Green is a busy main road that acts as the thoroughfare leading from Finsbury Park to Crouch End in North London. Situated approx 200m from Crouch Hill Station, the property occupies a prominent position on Stroud Green Road next to a Bus Stop. Local occupiers include Sainsbury's Local and Mind.

DESCRIPTION:

The property comprises a Retail (A1/A2) unit currently trading as estate agent of over 30 years, providing an open Ground Floor and Rear Yard.

The property benefits from a good ceiling height, glazed retail frontage, storage, security shutter and basement.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	500	46
Basement	TBC	TBC
TOTAL	500 sq.ft	46 sq.m

(All measurements are approx. on a basis)

AMENITIES:

- Prominent Location
- Busy High Road Location
- Good Ceiling Height
- Glazed Retail Frontage
- Gas Boiler Heating System
- Security Shutter
- Rear Storage
- Potential Extension

TERMS:

The premises is available on a New Full repairing and insuring lease for a term to be agreed.

RENT: £22,000 PAX

RATES PAYABLE: Each party is advised to contact the relevant local council.

VAT: Not applicable (TBC).

SERVICE CHARGE: Low Costs

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

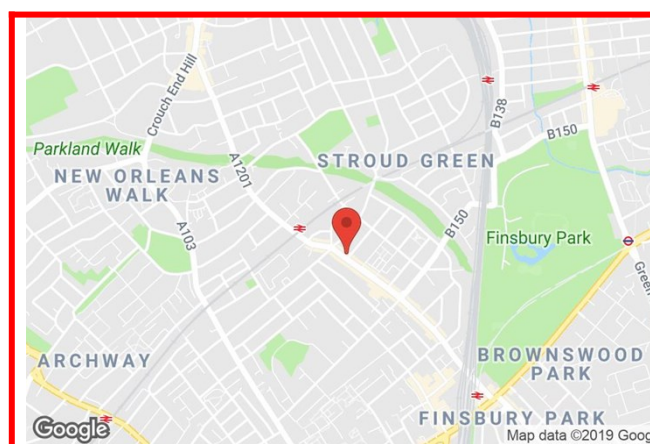
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