

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **CLASS E RETAIL**

## **TO LET**

**PRIME POSITION WITH HIGH FOOTFALL  
OPPOSITE FINSBURY PARK STATION**



**262 SEVEN SISTERS ROAD, LONDON N4**

## LOCATION

The property is located on the south side of Seven Sisters Road, an extremely busy thoroughfare in the heart of a densely populated commercial and residential catchment area and diagonally opposite Finsbury Park Station.

Retailers in close proximity include Costa Coffee, Subway, Barclays Bank, PaddyPower, The Arsenal Shop and Tesco together with a number of other national and independent retailers.

The area benefits from excellent public transport facilities with Finsbury Park Mainline and Underground (Piccadilly & Victoria line) Stations together with the bus terminus and numerous bus routes serving the immediate area.

## ACCOMMODATION

Comprising a ground floor lock up unit with approximate floor area:

**1,231 sq ft - 114 sq m**

## USE

The premises have class E planning use

## LEASE

A new lease available on terms by arrangement

## RENT

£60,000.00 per annum exclusive.

## RATES

Rateable value £38,250.00.

Rates payable £19,100 per annum estimated.

Interested parties should verify this directly with the local authority.

## EPC

A copy of the EPC is available on request

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

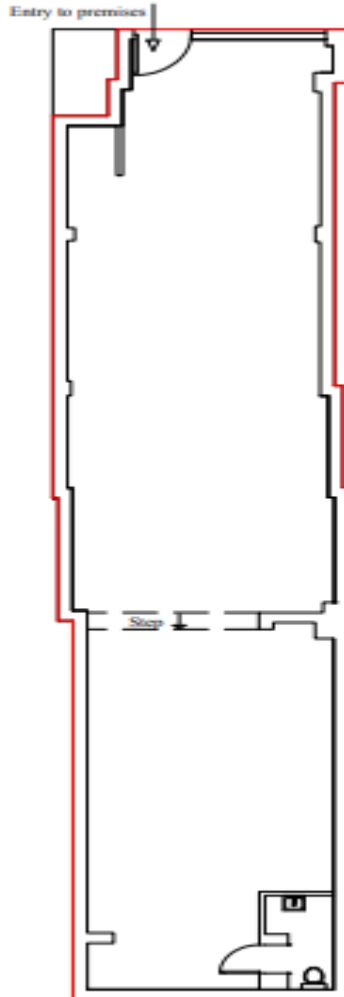
By appointment through joint sole agents

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GROUND FLOOR

