



## CLASS E UNIT TO LET

Up To 92 M<sup>2</sup> (990 Ft<sup>2</sup>)

508 Hornsey Road, London, N19 3QW

### Location

Situated on the very busy Holloway Road, which enjoys heavy footfall and high visibility to passing traffic. The unit is located in a parade which includes a variety of retail and catering users. Nearby traders include Hornsey Local (Grocery & Off Licence) Grill 'n Shake and Kitchen Of Aesthetics.

Accommodation

Ground Floor E Class retail accommodation:

Max Internal width	5.30 m
Retail Depth	14.00 m
Retail Area	67.50 m <sup>2</sup>
Rear Kitchen & WC	24.88 m <sup>2</sup>

**Total Floor Area 92m<sup>2</sup> 990 sq ft** Approximate Gross Internal Floor AreaSpecification

- Kitchen & WC
- 3.34m Ceiling Height
- High Footfall Location

Rent £19,950 per annum exclusive. VAT is not Applicable.Terms New lease for a term by arrangement from 3 years upwards, on full repairing and insuring termsRates Rateable Value £10,250 This is not what you pay. Please contact Islington Business Rates Department for the payable figureUse E Class to exclude hot food cateringDeposit Our clients will require a security deposit of 3 to 6 month's rent as security, subject to strength of covenantReferences A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been applied for, whether or not they are accepted by the LandlordViewing **Tel: 0207 286 8363**