



PRIME UNIT TO LET IN HOLLOWAY

***SUBJECT TO VACANT POSSESSION**

**416-418 HOLLOWAY ROAD,
LONDON, N7 6QD**



Location:

The subject property occupies a prominent position on the busy Holloway Road. Holloway Road Underground Station (Piccadilly Line) and Finsbury Park station (Victoria and Piccadilly Lines and National Rail) tube stations are located a short walk away from the premises.

Nearby multinational tenants including Boots, Iceland, Holland & Barrett, The Works, Costa and JD Sports, amongst many others.

Accommodation:

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

Ground Floor:	2,520 sq. ft. (234.1 m²)
Basement:	1,011 sq. ft. (93.9 m²)

Use:

The premises benefits from A1 planning consent. Alternative uses may be considered subject to planning.

Rent:

£125,000 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:

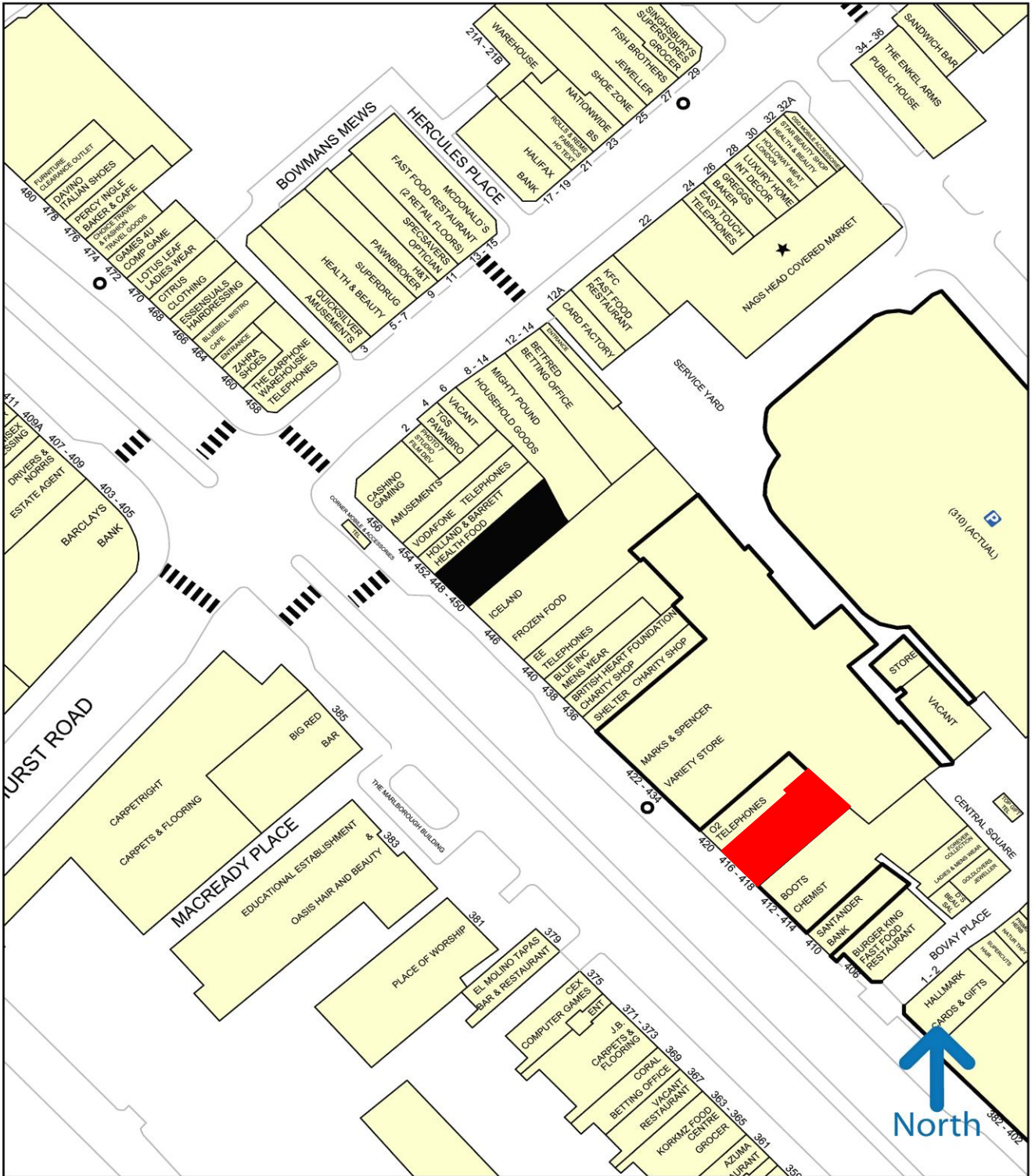
Each party to bear their own legal costs.

Viewings:

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50 metres