

ROBINSON WEBSTER



## LONDON N7 - 448-450 HOLLOWAY ROAD

A1 RETAIL OPPORTUNITY – SUBJECT TO VACANT POSSESSION

POTENTIAL FOR A3 SUBJECT TO PLANNING

### Location

The subject premises occupy a prominent position on Holloway Road, the primary thoroughfare linking Central London to its northern suburbs. The Nags Head Shopping Centre anchored by Morrisons and Selby's is also in close proximity.

Located immediately adjacent to **Holland & Barrett** and **Iceland**, other nearby retailers include **EE**, **Vodafone**, **Marks & Spencer** and **Carphone Warehouse**.

### Demise

The property is arranged over ground floor and basement, providing the following approximate areas.

Ground floor:	2,130 sq ft	198 sq m
Basement:	2,138 sq ft	199 sq m
<b>Total:</b>	<b>4,268 sq ft</b>	<b>397 sq m</b>

### Tenure

A new 10 year FRI lease, subject to an upward only rent review in year 5.

### Rent

On application.

### Rates

Rateable Value:	£118,000
Rates Payable (18/19):	£58,174 p.a.

Interested parties are advised to make their own enquiries with the Local Authority.

### EPC

Available upon request.

### Further Information

For further information or to arrange a viewing please contact:

### Adam Robinson

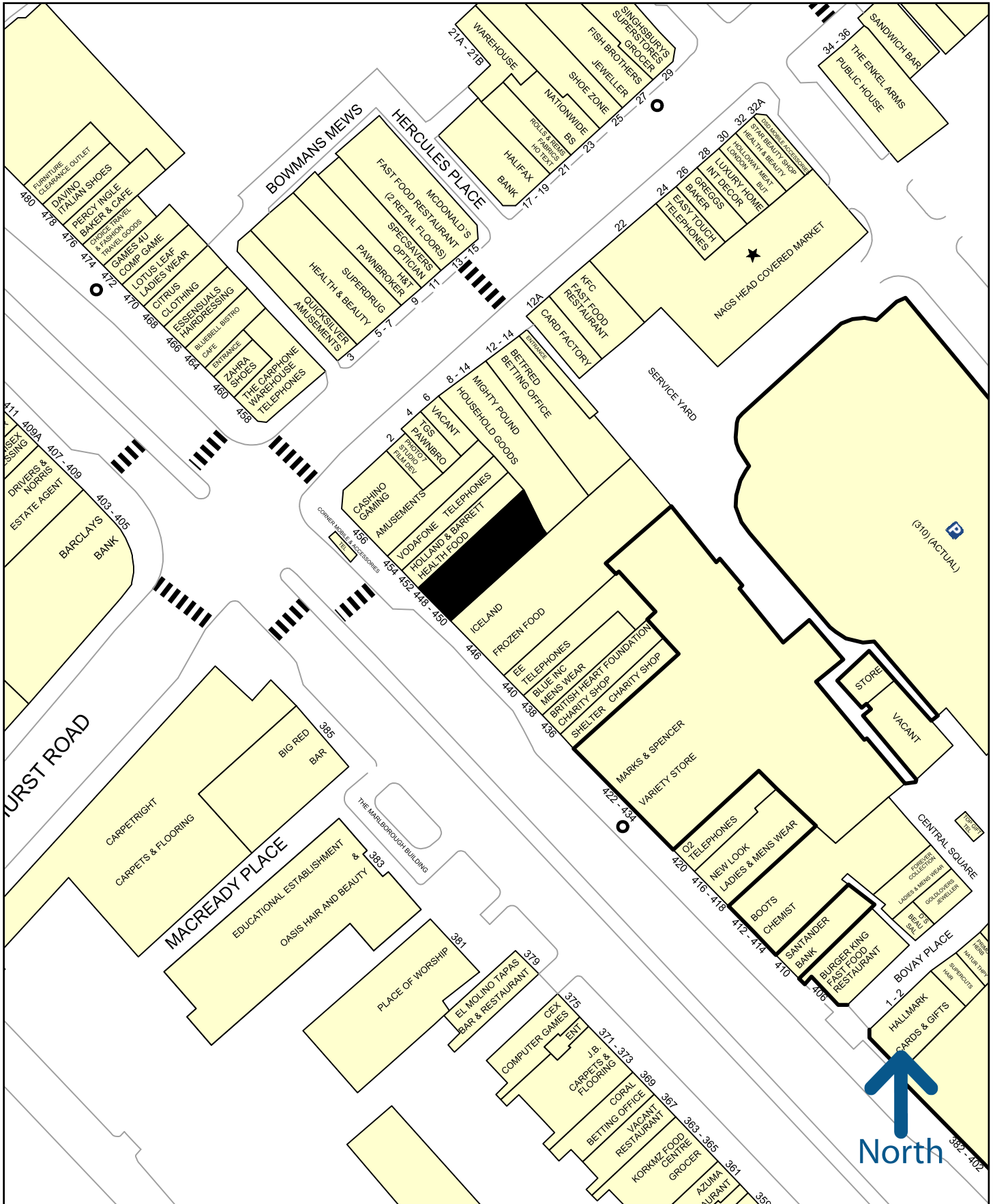
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