



7 NORTHVIEW PARADE TUFNELL PARK ROAD, LONDON N7 0QA **A1/A2 USE: REFURBISHED SHOP UNIT**

A recently refurbished ground floor lock up shop of 308 sq ft plus rear storage room, located in a busy parade of retail units

The premises are located in a busy location on the south side of Tufnell Park Road less than 50m from the junction with Holloway Road (A1). Opposite the property is one of the entrances to the Odeon Cinema, a landmark building on Holloway Road. The unit is in a parade of six retail units including The London Dressmaker, Wine Junction, Beijing Aroma and Kiran News.

The property has recently been refurbished with new plaster finishes, lighting, new shopfront and new electric shutters. Tenants will need to install their own wc/kitchen facilities as needed.

The property is not suitable for restaurant use as ventilation and extraction for cooking is not possible.

A new lease is available for a term of up to 15 years. The lease will be outside the security of tenure provisions of the L&T Act.

Quoting rent: £12,000 per annum exclusive. VAT is not chargeable on the rent for this property.

Business Rates: The premises have yet to be assessed for business rates. It is anticipated that the premises will have a rateable value exempting it from business rates although interested parties are advised to seek professional advice on this matter.

EPC Rating: D

Interested parties are advised that a rent deposit or guarantee may be required, subject to financial status.

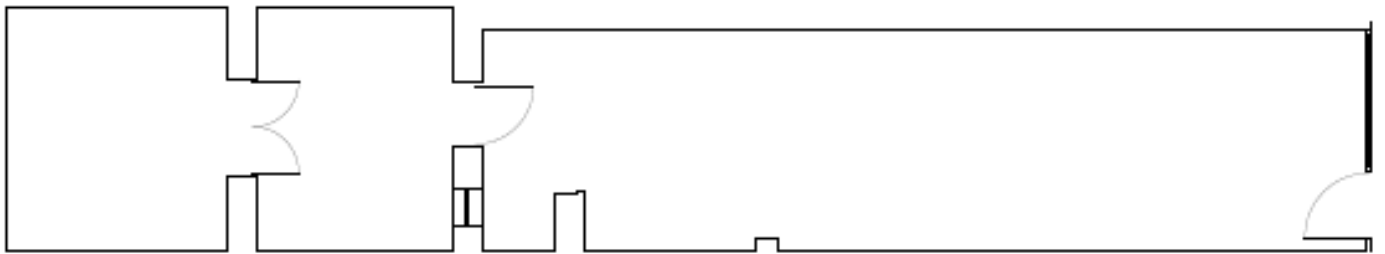
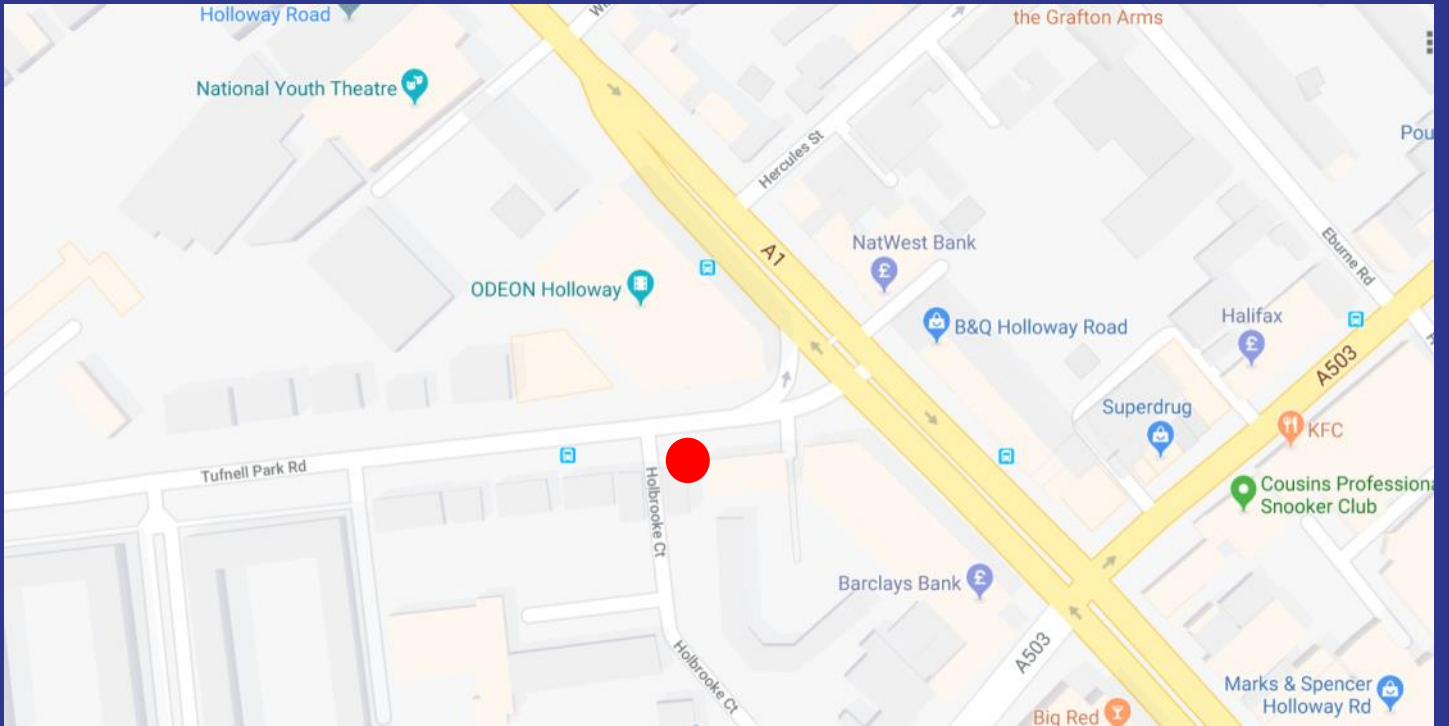
For further information or inspections please contact the lessors' agents:

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Ground Floor Plan

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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.