

PROMINENT CORNER UNIT TO LET

43/45 Seven Sisters Road, Holloway

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Highly prominent corner building**
- **Busy inner London borough location**

LOCATION

Holloway is a busy district in the inner London borough of Islington. The location benefits from a diverse demographic profile, which includes a large student population owing to the proximity of London Metropolitan University.

The subject property is situated in a busy and highly prominent corner position, adjacent to **Poundland**. Other nearby occupiers include **Subway**, **Clarks**, **Superdrug**, **McDonalds**, **Specsavers** and **Peacocks**.

ACCOMMODATION

The premises will provide the following approximate net internal floor areas:

Ground Floor (GF) :	1,143 sq ft	106.22 sq m
Lower GF Ancillary:	596 sq ft	55.41 sq m

RENT

£47,500 pax.

RATES

Rateable Value (2017) - £47,250

Interested parties should verify the Rates Payable with the Local Rating Authority.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

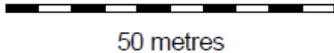
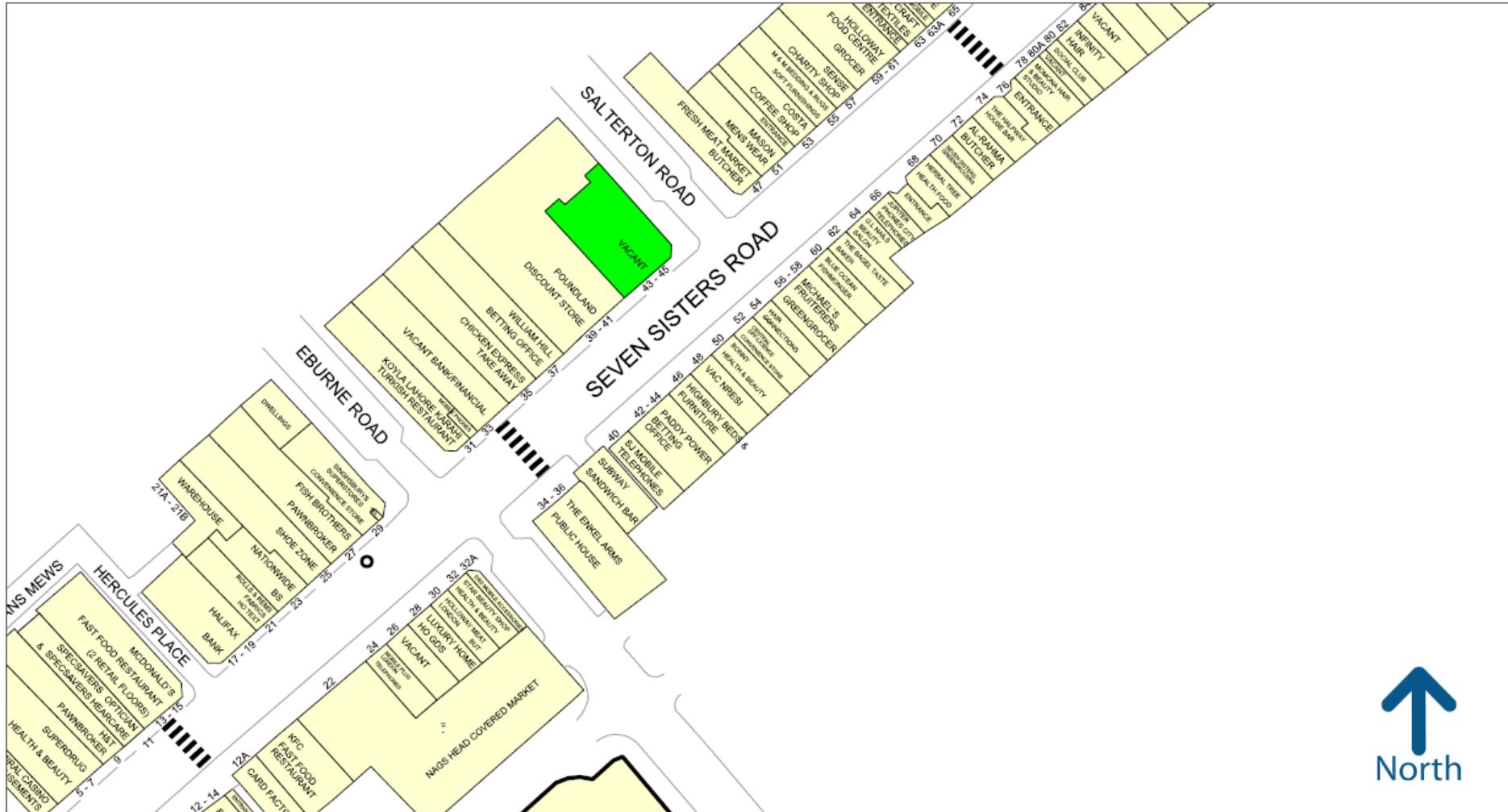
Viewing is strictly by appointment with:

Craig Cawthorne

020 7182 7498

craig@fawcettmead.co.uk

Subject to Contract



Experian Goad Plan Created: 21/10/2020
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