

On behalf of ICELAND FOODS LTD
Archway - Unit 8-800 Holloway Road - N19 3JH
PROMINENT SHOP AVAILABLE

Mason
Partners



Location

The subject premises occupy a prominent location on Holloway Road being opposite Aldi Local, Archway's main bus terminal and close to Archway tube station.

Accommodation

The premises comprise a retail unit on ground floor only with the net internal areas as follows:-

Ground Floor Sales	1,950sq.ft /181sq.m
Ground Floor Ancillary	750sq.ft /68sq.m

The premises benefit from WC/staff accommodation.

Servicing is from the front and there is a designated loading area on the street.

Tenure & Rental

The property is held by way of a 10 year effective full repairing and insuring lease from the 1st April 2022 with a 5 year tenant only break clause and subject to a 5 year upward only rent review at a passing rental of £90,000 per annum exclusive.

Terms

The unit is available at nil premium

Rates

Est. Rates Payable £30,464

Interested parties must verify these figures with the Local Rating Authority.

Legal Costs

Each party is to bear their own legal and other costs in respect of this transaction.

Contact

All viewings strictly via Mason Partners LLP - 0207 495 1971.

Mike Smith mikesmith@masonpartners.com
Chris Mason chrismason@masonpartners.com

SUBJECT TO CONTRACT

VIEWING

Mike Smith 0207 495 1971 mikesmith@masonpartners.com
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On behalf of ICELAND FOODS LTD

Archway - Unit A--800 Holloway Road -N19 3JH

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