

TO LET

PROMINENT  
A3  
RESTAURANT

178/184 BLACKSTOCK ROAD

LONDON N5 1EF



2,806 SQ FT (260.65 SQ M) approx. GIA



9-10 Domingo Street, London EC1Y 0TA

- Chartered Surveyors • Commercial Property Agents
- Property Investment Consultants

Regulated by:



Email: [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk). Tel: 0207 566 6455

## LOCATION

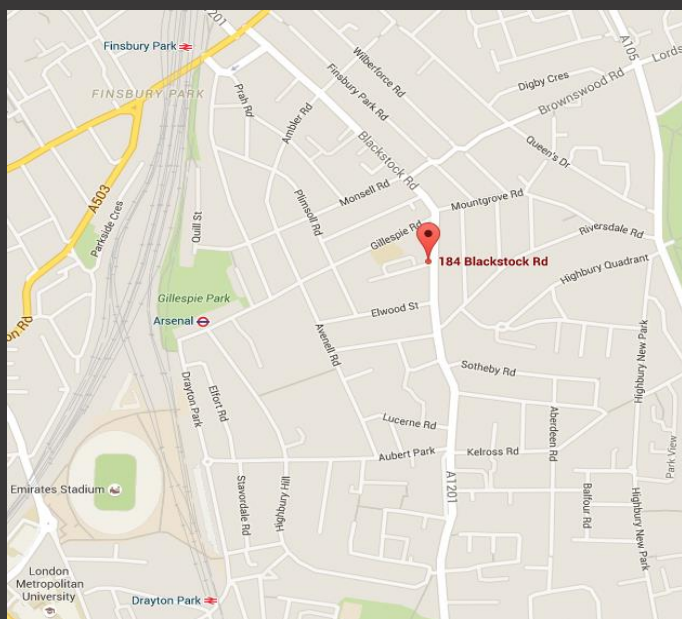
Situated on a prominent corner position of Blackstock Road and Hurlock Street, serving this vibrant residential and commercial neighbourhood. Blackstock Road comprises numerous national and local retailers.

## DESCRIPTION

Comprises of the ground and lower ground corner unit with excellent return frontage with a modern, purpose built mixed use development. The unit has an open plan space with good floor to ceiling height. Ample provisions and male/female and disabled WC. Kitchenette extractions ready for an operations independent fit out.

*(All measurements were provided by our client and on a approx on a GIA basis)*

Floor:	Sq Ft	Sq M
<b>Ground:</b>	<b>1,546 sq. ft</b>	<b>143.62 sq. m</b>
<b>Lower Ground:</b>	<b>1,260 sq. ft</b>	<b>117.03 sq. m</b>
<b>Total:</b>	<b>2,806 Sq Ft</b>	<b>260.65 Sq. M</b>



## TERMS

The property is available by way of a new 10 or 15+ year full repairing and insuring lease, at a rental of **£75,000 per annum exclusive**.

## USE CLASS

Restaurant (A3) Retail unit.

## SERVICE CHARGE

Fair and reasonable.

## VAT

This property is VAT elected.

## BUSINESS RATES

All interested parties are advised to make their own enquiries.

## LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

## EPC

EPC is available on request.

## VIEWING

Viewings directly through the Landlords Sole Agent:

**Goodsir Commercial Ltd.**

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