

TO LET

TO LET  
RETAIL  
(A2)  
PREMISES

31 JUNCTION ROAD

LONDON N19 5QT



863 SQ FT (80.19 SQ M) Approx. NIA



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

The property is located on Eastern side of Junction Road opposite the Post Office, approximately 40 metres from the roundabout junction of Archway Hill, St Johns Way, Highgate Hill, Junction Road and Holloway Road. Nearby retailers include Costa Coffee, Greggs, Nisa local, Post Office and Co-Operative.

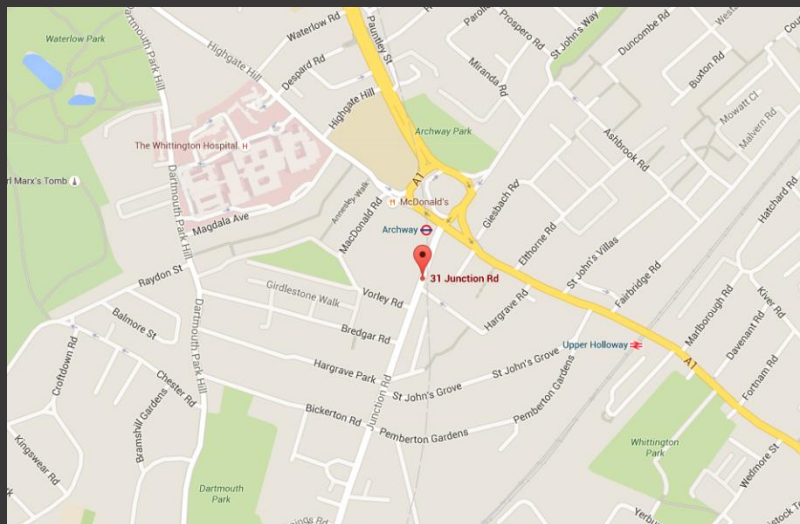
Transport links for the property are excellent, with various bus routes running along Junction Road. Archway Station (Northern Line) and Upper Holloway Station (National Rail) are approximately 25 and 200 metre away from the property respectively.

## DESCRIPTION

The property is arranged over the ground floor. The property has the following approximate net internal floor areas:

*(Measured from scale lease plan, interested parties are advised to conduct their own measurements).*

Floor:	Sq Ft	Sq M
<b>Ground Floor:</b>	<b>863 sq. ft</b>	<b>80.19 sq. m</b>
<b>Total:</b>	<b>863 Sq Ft</b>	<b>80.19 Sq. M</b>



## TERMS

The property is available by a way of an assignment of the current tenant's head lease of 12 years, which is due to expire in March 2027. The current passing rent is £ 37,500 per annum exclusive and the next upwards only rent review is in March.

Premium: Offers invited.

## USE CLASS

The unit currently has (A2) Retail Use class. (A1) may be considered subject to the user.

## SERVICE CHARGE

Approximately £10.82 per sq. ft.

## VAT

To be confirmed.

## BUSINESS RATES

All interested parties are advised to make their own enquiries.

## LEGAL COSTS

The in-going tenant will be responsible for the landlord and out-going tenant's legal costs.

## EPC

EPC is available on request.

## VIEWING

Viewings directly through the Landlords Sole Agent:



0207 566 6544

[dominicjames@goodsircommercial.co.uk](mailto:dominicjames@goodsircommercial.co.uk)

[paulgoodsir@goodsircommercial.co.uk](mailto:paulgoodsir@goodsircommercial.co.uk)

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