

LEWIS
CRAIG

RETAIL PROPERTY

New Lease

Caledonian Road - A1 or A2 Opportunity

RENT REDUCTION Central High Street Pitch with Return Front-



Caledonian Road - A1 or A2 Opportunity Central High Street Pitch with Return Frontage 344 Caledonian Road, London N1 1DU

Approx. 484 sq ft, or 939 sq ft

Location

The opportunity is situated midway along Caledonian Road, a five minute walk away from Caledonian Road & Barnsbury train station. Occupiers in the immediate vicinity include Co-Operative Food, Costa Coffee, Ladbrokes, Meltdown Esports Bar, Kennedys Public House and Square Quarters Estate Agency.

Nearby

The **co-operative** food

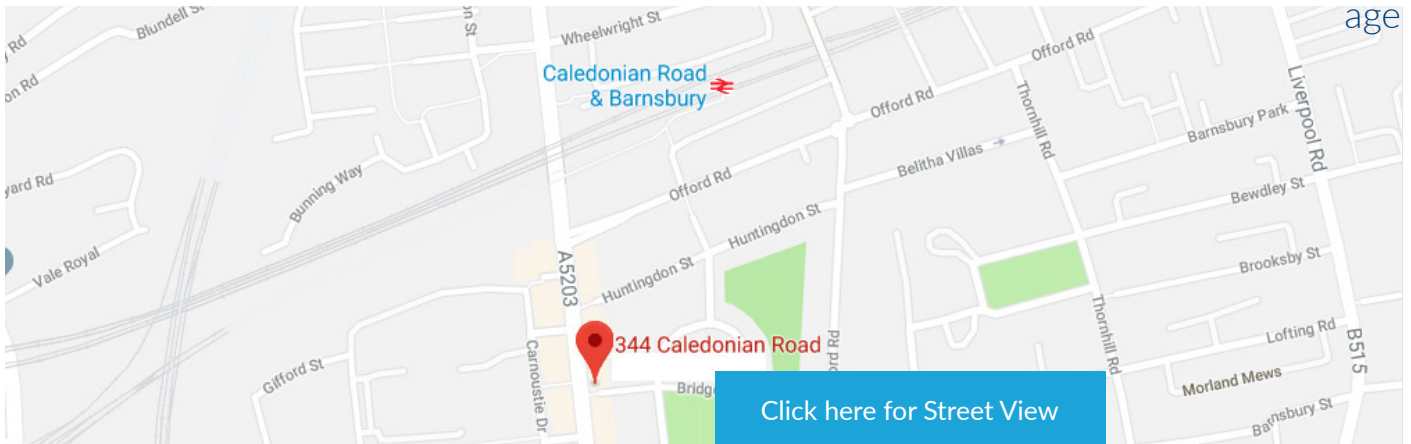


Ladbrokes



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Accommodation

The premises are arranged over ground floor only, providing the following approximate areas:

Ground Floor Option 1	484 sq ft
Ground Floor Option 2	939 sq ft

Rates

We understand that the property is assessed as follows.

Rateable Value	£16,000
Payable 2017/18	£7,456

Interested parties are advised to verify with the Local Rating Authority.

Lease

A new full repairing and insuring lease for a term to be agreed.

Subject to Vacant Possession.

EPC

An Energy Performance Certificate is available upon request.

Use

We understand the premises benefit from both A1 and A2 planning uses.

Interested parties are advised to verify with the Local Planning Authority.

Legal costs

Each party to be responsible for payment of their own costs.

Rent

- Option 1: £19,000 per annum
- Option 2: £29,000 per annum

Rent is exclusive of rates and all other outgoings.

Contact

For further information or a **strictly confidential** viewing contact:

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.