## Prime<sup>+</sup> Retail

# Shop To Let

### LONDON N.4. 2DL 8 Blackstock Road

#### Prominent Corner Unit

#### Location

The property is situated in a prominent corner location close to the junction with Seven Sisters Road, benefitting from a return frontage onto Blackstock Road and Rock Street.

Nearby occupiers include Lidl, KFC, Tesco Express, Subway and Greggs.

#### Accommodation

The property is arranged over ground floor only, providing the following approximate net internal floor areas:-

Ground Floor 600 sq ft 55.74 sq m

#### Term

An assignment of the existing lease commencing on 6th April 2014, and expiring on 5th April 2029, subject to a rent review on 6th April 2024, at a current passing rental of £35,000 per annum exclusive.

#### Incentives

Incentives are available to an ingoing tenant. Further details are available upon request.



#### **Rates** We have been verbally advised that the property is assessed as follows:-

Rateable Value UBR (2023/2024) Rates Payable £13,250 49.9p £6,612

Interested parties are advised to make their own enquiries with the Local Authorities.

#### Legal Costs

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

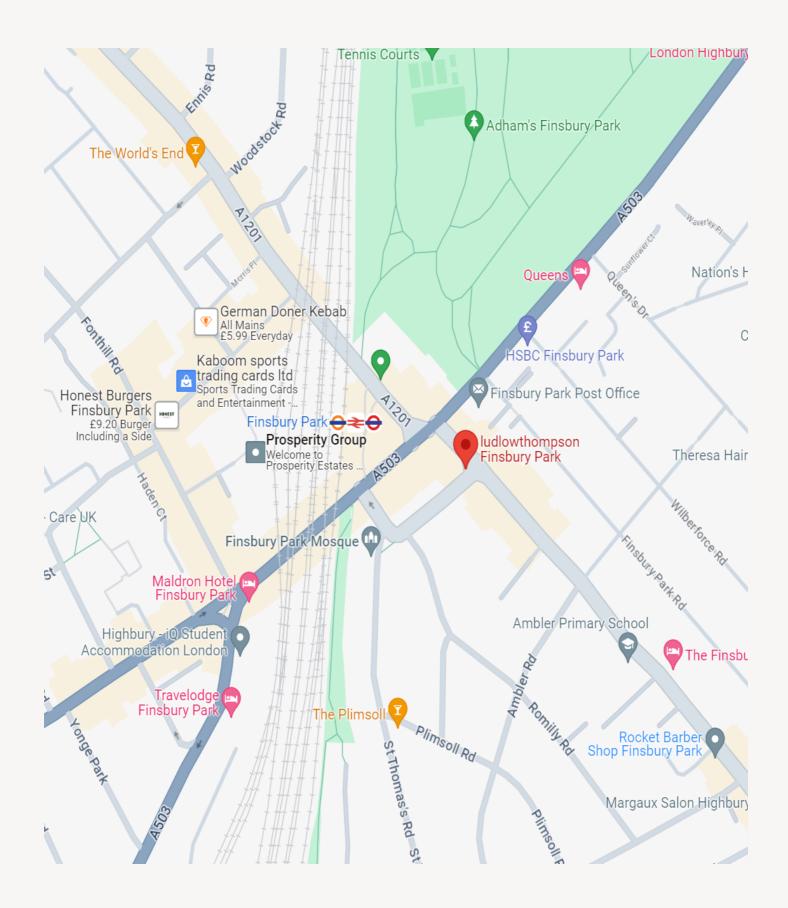
#### EPC

An EPC has been commissioned and is available upon request.

## All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

Joel Berg joel@prime-retail.com 07950 320 978



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For more information contact: 020 7016 53-1-0

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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