



Retail Space To Let

125 Fonthill Road
London
N4 3HH

Size
1,200 sq ft (111.52 sq m)

Rent
£50,000 per annum exclusive

Rates Payable
approx £15,000 per annum

- Established Fonthill Road fashion & bridalwear destination
- Class E use
- New flexible lease direct from the landlord
- Air conditioning
- Prominent glazed frontage
- Approx. 1 minute from Finsbury Park Station
- EPC B

RETAIL SPACE TO LET

Location

The property is prominently situated on Fonthill Road, an established retail destination in Finsbury Park, North London.

Fonthill Road is well known for its concentration of fashion, bridalwear, textiles and independent retailers, attracting a mix of local residents, destination shoppers and passing trade.

The property benefits from excellent public transport connectivity. Its approximately one minute's walk from Finsbury Park Station, which provides Underground (Victoria / Piccadilly lines) and National Rail services. The area is also served by frequent local bus routes.

Description

The property comprises a well-presented ground-floor retail unit, currently fitted out as a bridalwear shop.

The accommodation benefits from tiled flooring, a plastered ceiling with spot lighting, air conditioning and a prominent glazed shopfront.

The existing fit-out should enable an incoming occupier to trade with relatively limited initial expenditure.

Pay-and-display parking is available immediately in front of the property and to the rear of the premises.



Lease Terms

Available by way of a new lease direct from the landlord

Rental

£50,000 per annum exclusive

Viewings by appointment with agents,
Medway & Law and MSPG:

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