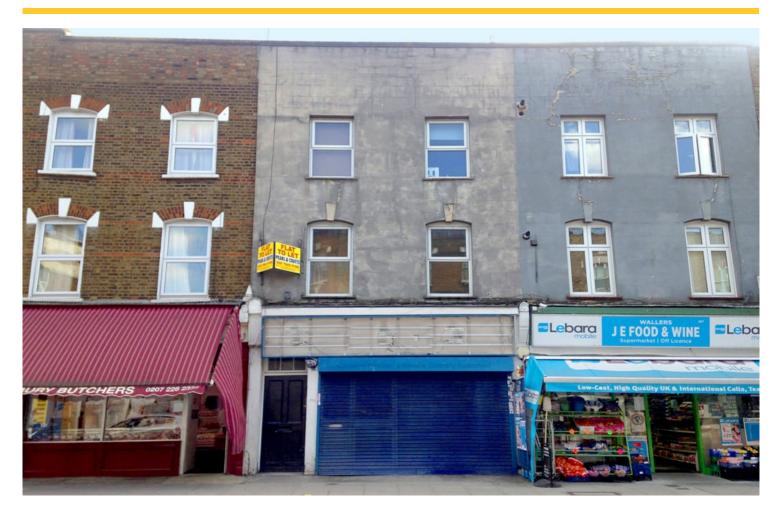
# **SHOP TO LET**

# 185 Blackstock Road, Finsbury Park, London, N5 2LL













**CONTACT** Elliot Goodman 020 7843 3793 07773 038 190 elliot.g@pearl-coutts.co.uk

# 185 Blackstock Road, Finsbury Park, London, N5 2LL

## THE SPACE

# **LOCATION**

#### **NEARBY**

₩ 5 Gyms

16 Bars / Pubs

4 Accountants

3 Meal Deliveries

2 Post Offices

**⊖ Bus Routes** 4, 19, 236

→ Arsenal

→ Finsbury Park

Great Northern Thameslink

Thame

11 20+ Restaurants

£ 2 ATMs

13 Cafes

P 4 Parking Places

⇒ Drayton Park

Great Northern

→ Finsbury Park
Piccadilly Victoria

#### USE

#### **LEASE**

Outside the Landlord & Tenant Act 1954.

#### **DEPOSIT**

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

## **SERVICE CHARGE**

Available upon request.

# **BUSINESS RATES**

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

# **BUILDINGS INSURANCE**

Available upon request.

#### **FEES**

There is a one-off administration fee of £ + VAT.

#### VAT

This property is subject to VAT.

## **LEGAL COSTS**

Each party to bear their own legal costs in this transaction.

#### **EPC**

**(** (51 - 75)

**■** 65 : This property

