Est. 1955
Tarn &Tarn

TO LET

8 Blackstock Road

Finsbury Park, London, N4 2DL

Prominent Finsbury Park Commercial Opportunity – Established Businesses Only

600 sq ft
(55.74 sq m)

- Corner Position
- Close Proximity to Finsbury Park Station
- Good Natural Light
- Self Contained
- Air Con
- Use Class: E

53 Commercial Street, Spitalfields,
London E1 6BD
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tarn-tarn.co.uk

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Summary

Available Size	600 sq ft
Rent	£35,000 per annum
Rates Payable	£7,258 per annum
Rateable Value	£19,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

The available accommodation comprises a ground floor commercial unit in a prominent corner position on Blackstock Road, Finsbury Park. The property benefits from good natural light, air conditioning and self-contained access. Falling within Use Class E, the unit is suitable for a variety of commercial uses, excluding restaurants and takeaways. Finsbury Park Station is a short walk away, offering excellent transport links across London. The landlord is seeking established businesses with at least three years of proven trading history.

Location

The property is situated in the heart of Finsbury Park, benefiting from strong local footfall and excellent transport links. Finsbury Park Station is within walking distance, providing access to the Victoria and Piccadilly Underground lines and National Rail services. The surrounding area offers a mix of independent cafés, restaurants, convenience stores and national retailers, with Finsbury Park and Emirates Stadium also nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	600	55.74	Available
Total	**600**	**55.74**	

Viewings

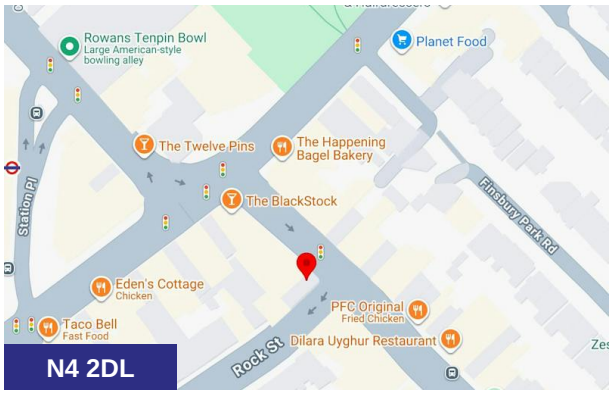
Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the LTA Act 1954

Building Insurance

Approx. £800 per annum



Viewing & Further Information

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Tarn & Tarn endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.
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