

GROUND FLOOR UNIT WITH D1 USE TO LET



Caledonian Road, London N7

Unit 3-127 m² (1,367sq. ft.) rent £20,000 pax

Or 99 year Lease to be sold at £200,000 – subject to contract

Location: This new residential/commercial development is located at the junction of Market Road and Caledonian Road, within yards of Caledonian Road Underground Station (Piccadilly line). Highbury Corner, Kings Cross and Central London are all within easy reach.

The Property: This mixed use development of commercial with residential above is planned on ground and five upper floors. The commercial units comprise a corner convenience store plus a retail/office unit which are available in shell and core finish ready for tenants fit-out.

Areas: Unit 3 Approximately 127 m² (1,367 sq. ft.)
Frontage approximately 27'

Planning: The original Planning consent which included D1 has expired. A new application has now been submitted to renew.

Terms: Each unit is to be let on a new F R & I lease for a term to be agreed.

Rent: Unit 3 £20,000 per annum exclusive

Or to be sold on a new 99 years Lease. Offers in the region of £200,000 – Subject to contract.

Legal Costs: Each party are to be responsible for their own legal costs

VAT: VAT will be payable if applicable.

Reference Charge: Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007

NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

