



AVAILABLE - TO LET

452 Holloway Road, London N7 6QA

Self-contained Class E premises, basement to third floors, 2,545 sq ft (236.4 sq m)
Rent £60,000 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

452 Holloway Road, London N7 6QA

Self-contained Class E premises, basement to third floors, 2,545 sq ft (236.4 sq m)



Location

The premises is located on Holloway Road, near to the junction with Seven Sisters Road.

Nearby national operators include: Iceland, Starbucks, Vodafone, B&Q, Merkur Slots, EE, Shelter and many more.

Description

The self-contained building is arranged over basement to third floors.

Rent £60,000 per annum exclusive

Business Rates for 2024/2025 The Property is entered into the 2023 Rating List as a "Shop And Premises" with a Rateable Value of £42,000. The UBR for 2025/2026 is 49.90. There is 40% relief available for buildings categorised for retail, hospitality and leisure use.

Building Type Class E use

VAT The premises are not elected for VAT

EPC Rating D-95

Size (all measurements are approx NIA)

Third floor 342 sq ft (31.7 sq m)

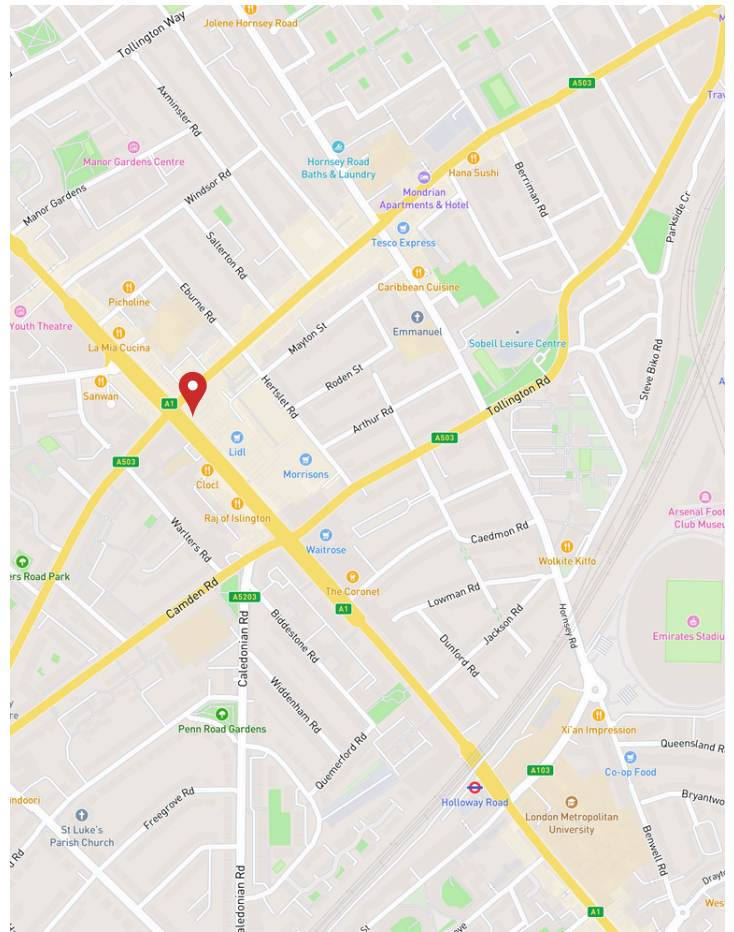
Second floor 385 sq ft (35.7 sq m)

First floor 238 sq ft (22.1 sq m)

Ground floor 1,156 sq ft (10.7.3 sq m)

Basement 424 sq ft (39.3 sq m)

Total 2,545 sq ft ((236.4 sq m)



Contact Owner's Agents

Assembly CRE

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