

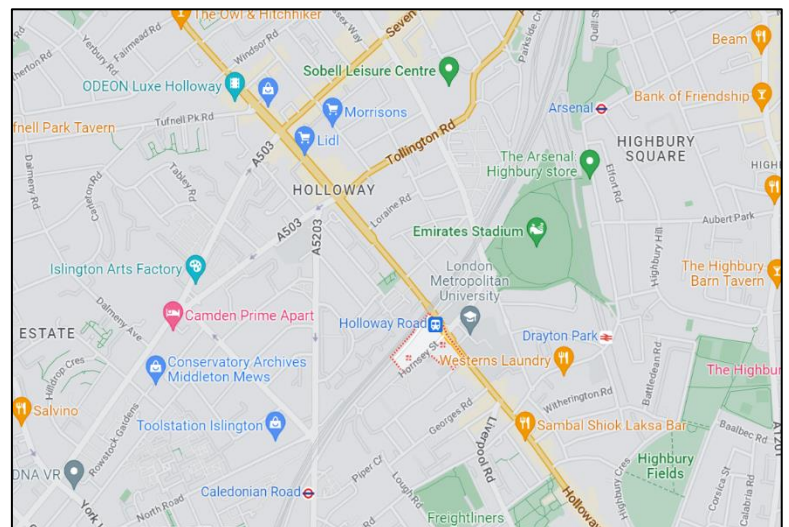


Arch 2, 303 Holloway Road, London N7 8HS

Summary

- New Lease Available
- Ground Floor Only
- Next to Holloway Road Station
- Outside area/Smoking solution to the rear

Leasehold: Rent – Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffery Lyons: dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Location

The unit is located on Holloway Road next to Holloway Road Station. The unit is situated under the railway arches off Holloway Road. The unit has the benefit of good transport links being next to Holloway Road Station (Piccadilly Line) and Highbury & Islington Tube Station (Victoria Line and Overground). The surrounding occupiers include retailers, restaurants, licensed operators, and residential dwellings.

For a better understanding of the location please review [Google Street View](#).

Description

The unit occupies a railway arch close to Holloway underground Station. To the front is a pedestrianised outside area. We understand the approximate gross internal areas to be as follows:-

	sq m	sq ft
Ground Floor	190	2045



Tenure

Leasehold.
A new 10-year lease is available rent offers invited.

Terms

Available on The Arch Company's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

Rent

Offers Invited.

Planning

The premises benefit from Class E Sui Generis Use.

Licensing

The tenant will need to apply for a new Premises Licence with Islington Council.

Fixtures & Fittings

All fixtures and fittings that are located at the property will remain.

Rateable Value

The current rateable value is £52,000.

EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.