

TO LET

**732 SEVEN SISTERS ROAD, LONDON N15 5NH
655.13 SQ M (7,052 SQ FT)**



- SITUATED ON SEVEN SISTERS ROAD AT THE JUNCTION OF DURNFORD STREET
- NEIGHBOURING OCCUPIERS INCLUDE WICKES DIY CENTRE, TRAINING/BUSINESS CENTRES, CAFÉ, OFF LICENCE AND ELECTRICAL WHOLESALE
- SEVEN SISTERS RAILWAY AND TUBE STATION IS LESS THAN QUARTER OF A MILE TO THE NORTH EAST
- SUITABLE FOR A WIDE RANGE OF USERS, INCLUDING MECHANICAL/BODYWORK REPAIRS, TYRE AND EXHAUST CENTRES, CAR VALETTERS, TRADE COUNTER OPERATORS, WAREHOUSE USERS OR POSSIBLY A SUPERMARKET/CONVENIENCE STORE OPERATOR
- CONCERTINA LOADING DOOR ACCESSED FROM DURNFORD ROAD 4.8 WIDE X 4.9 HIGH
- CURRENTLY 5 RAMPS AND MOT AREA LEADING TO CUSTOMER RECEPTION AREA/WAITING ROOM. SHOWROOM AND 1 RAMP TYRE BAY FRONTING SEVEN SISTERS ROAD. WE ARE ADVISED THAT CIRCA 200 MOTS ARE CARRIED OUT PER MONTH
- RENT £60,000 PER ANNUM EXCLUSIVE
- PREMIUM IS SOUGHT FOR MOTOR VEHICLE RELATED USERS. PRICE ON APPLICATION SUBJECT TO CONTRACT
- VAT MAY BE APPLICABLE

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