

**OFFICE / RETAIL SPACE TO LET**  
**E (A1 / A2 / B1)**  
**JUNCTION ROAD N10**  
**1320 SQ. FT.(Approximately)**



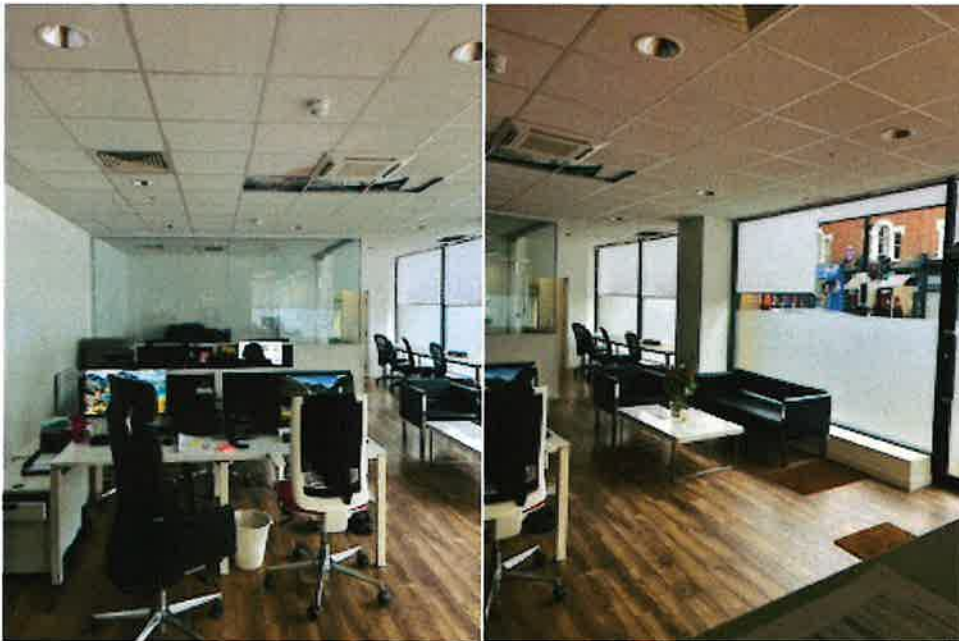
- LOCATION:** The property is prominently located on Junction Road (the main A400) on the corner of Cathcart Hill. Tufnell Park Underground station (Northern line) is within a short walk to the south and Archway a similar distance to the north. The surrounding area is a popular residential locality and there are a number of retail units along Junction Road running up to the busy local shopping area at Archway itself.
- THE PREMISES:** The property comprises the self-contained ground floor unit, forming part of this small distinctive mixed-use development. Arranged as a single open plan space, with extensive frontage to Junction Road, including own entrance direct from street level and an element of corner return onto Cathcart Hill.
- TENURE:** To let by way of an assignment of existing 5-year lease from 30-04-2023 Or new commercial lease terms can be agreed on FRI terms by Landlords. If longer lease required.
- USAGE:** Any usage within Class E (A1/A2/B1) the Town & Country User (Classes) Order 2020.

**RENT:** £42,210 + VAT Per Annum Exclusive. On a stepped-up rent  
2<sup>nd</sup> year £44,320.50, 3<sup>rd</sup> year £46,563.50, 4<sup>th</sup> year £48,890.30  
5<sup>th</sup> year £52,334.80

**EPC:** B

**VIEWING:** Strictly by prior appointment through Agents as below:

Metin Yildirim  
Salter Rex LLP  
Chartered Surveyors & Estate Agents  
Crown House  
265/267 Kentish Town Road  
London NW5 2TP  
Direct Dial: 020 7428 6801 Mobile: 07951 262191  
Tel: 020 7267 2071 (Main Switchboard)  
Fax: 020 7485 8488



#### **MISREPRESENTATION ACT 1967**

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