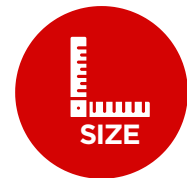


STROUD GREEN ROAD, LONDON, N4

Shop



£ 1,650 PCM



362.63 SQFT

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

VAT TBC

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

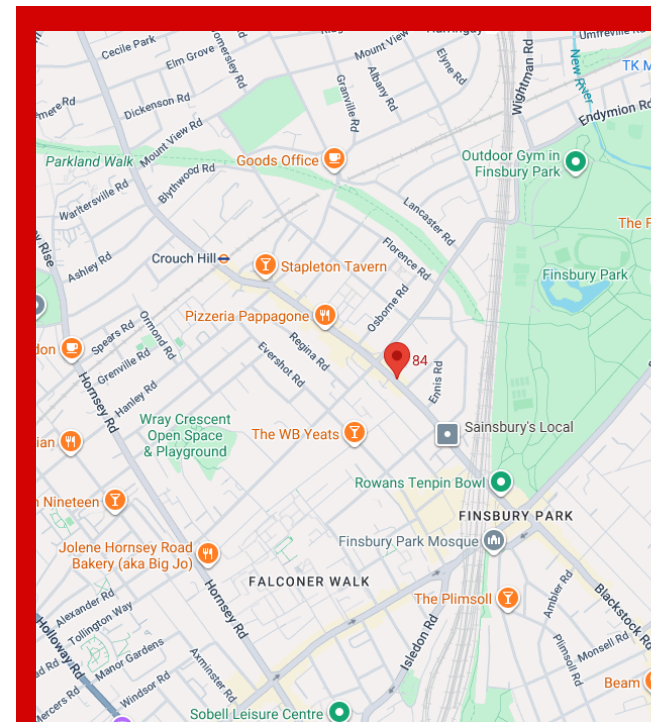
LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



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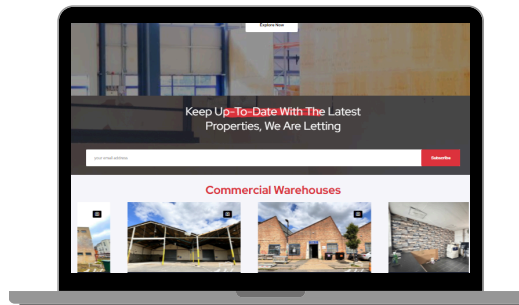


ABOUT THE PROPERTY

- Discover an excellent ground floor retail shop to rent on Stroud Green Road, N4. It offers a total area of 362.63 sq ft. The property features a versatile open-plan layout along with a private toilet. This makes it ideal for a variety of retail, service, or boutique business uses. The monthly rent is £1,650 (excluding bills). There is a flexible deposit structure of 3x3 and a lease term ranging from 5 to 10 years. Therefore, the shop provides long-term stability for growing businesses.
- Perfectly positioned for convenience, this commercial unit benefits from exceptional transport connectivity. It is just a 1-minute drive to Finsbury Park Station and Crouch Hill Station. In addition, it is only a 2-minute walk to Tollington Park Bus Stop, ensuring seamless access across London for both customers and staff.
- This creates a lively and consistent customer base. The area is known for its strong community feel, high visibility, and steady footfall. This is ideal for businesses looking to thrive in a busy London retail location.
- This commercial property combines practical layout, prime location, and long-term leasing flexibility. With easy access to local markets, shops, cafés, and amenities, the unit is perfectly suited to modern business needs.



**STROUD GREEN
ROAD, LONDON, N4**



Contact Us



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Shop



FEATURES



**FINSBURY PARK
CROUCH HILL STATION
TOLLINGTON PARK BUS STOP**

