

TO LET

351 Archway Road

London N6 5AA

Prominent Ground Floor Corner Retail Unit | To Let by Assignment

Sandrove Property

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Prominent Ground Floor Corner Retail Unit on Archway Road.

Key Features

- Prominent corner position on Archway Road (A1)
- Gross frontage of approx. 51 ft including splay and extensive return frontage
- Rear yard with additional storage
- Highgate Underground Station (Northern Line) within walking distance
- Excellent bus links along Archway Road
- Suitable for a range of commercial uses (STP)







Description

The property comprises a prominent corner retail unit arranged primarily on the ground floor, with ancillary storage and a rear yard providing additional external space.

The unit benefits from an extensive return frontage of over 51 ft onto Archway Road (A1), one of North London's principal arterial routes.

The premises were most recently used as a veterinary clinic and may suit alternative uses, subject to lease, planning and landlord consents.



Location

351 Archway Road occupies a prominent corner position on the A1, linking East Finchley, Highgate, Archway and Islington.

The surrounding area offers a strong mix of residential accommodation, independent businesses, cafés and retail. Highgate Underground Station (Northern Line) is within walking distance, with further connectivity from local bus services. The property is well placed for Highgate Village, Waterlow Park and Crouch End.

View on Google Maps

Accommodation (GIA)

	Sq Ft	Sq M
Net Frontage	23 ft	6.98 m
Ground Floor	918 sq ft	85.45 sq m
Ancillary Storage	116 sq ft	10.85 sq m
Total	**1,034 sq ft**	**96.30 sq m**

Lease	Assignment of the existing FRI lease from 25 June 2020, with approximately 8 years 9 months unexpired, expiring 24 June 2035.
Premium	£20,000
Rent	£23,000 per annum exclusive, subject to 5-yearly rent reviews.
Rates	Rateable Value: £28,000. Estimated rates payable: £12,096 p.a. Interested parties should make their own enquiries
VAT	No elected for VAT
Legal Costs	Each party to be responsible for their own legal costs

Contact

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Subject to Contract

AML - Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

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