



### Location

Caledonian Road is a suburban area of North London sitting between Barnsbury to the South and Holloway to the North. The area has a strong student population from the nearby London Metropolitan University and there are a number of student accommodation developments surrounding the station. The area is seeing increased investment and regeneration which is having a positive effect on the whole local vicinity.

### Description

The unit, which has original period features, is located on the first floor above Caledonian Road station and is accessed via double doors to the left of the station entrance. The station was designed by Leslie Green and has recognisable features. The retail/leisure space benefits from excellent natural light and a 'loft' feel and it has good floor to ceiling height. There is the possibility of linking to the basement if required.

### Lease

The shop is available by way of a new 10 or 15 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break. Any new letting will be on an Agreement for Lease subject to the applicant making an application for planning consent if required.

### Accommodation

<b>Total</b>	<b>2,500 sq ft</b>	<b>232.26 sq m</b>
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### Rent

The rent payable will be the higher of an agreed percentage of turnover net of VAT or a base rent of £50,000, and will be exclusive of rates.

### Rates & Service Charge

Interested parties are advised to confirm with the local authority or VOA. The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

### Legal Costs

Each party is to be responsible for their own legal costs.

### EPC

An EPC has been requested from the landlord and will be provided in due course.

### Offers and Deadline

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **Friday 15<sup>th</sup> September 2017**.

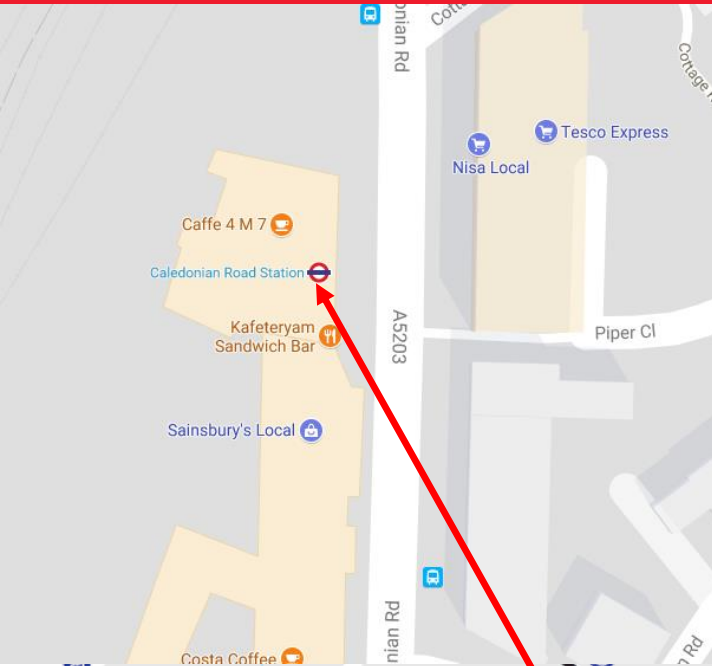
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# RETAIL / LEISURE SPACE TO LET SUBJECT TO PLANNING

## Unique Retail/Leisure Opportunity Caledonian Road Station



The above image is an example of what has been done with similar space at Kentish Town Station.



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