

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

ISLINGTON GREEN FULLY FITTED RETAIL UNIT



23 ISLINGTON GREEN, LONDON N1 8DU

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





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LOCATION

The premises are prominently situated on the east side of Islington Green close to the junction with Essex Road, being extremely well located in a parade along with Tesco and leading into Camden Passage with its popular independent boutiques and cafes. The premises face the Green and are a stones throw from prime Upper Street.

DESCRIPTION

Comprising the shop and basement of a beautiful period building, the premises have been fitted out as a high end retail boutique.

AMENITIES

- Excellent location in heart of Islington
- Well fitted out unit
- Attractive traditional style shop front
- Large basement suitable for trading
- Storage room
- Staff room
- Comfort cooling
- Kitchen
- WC

AREA

(all measurements are approx.)

Frontage	-	15ft
Ground floor	-	340 sq ft
Basement	-	537 sq ft
Total	-	877 sq ft

RENT

The rent passing is £47,500 per annum exclusive.

LEASE

Assignment of a 5 year lease from 3rd October 2024. A longer term may be available upon request.

PREMIUM

£15,000

USE

Retail

BUSINESS RATES

We understand the Rateable Value of the premises is £30,500 and business rates payable are approximately £15,220 per annum, before relief. Interested parties should however, make their own enquiries.

VAT

The property is not elected for VAT. Therefore VAT is not charged by the Landlord on outgoings.

EPC

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VIEWING

Strictly by appointment with sole agents :-

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