



ANGEL CENTRAL

ISLINGTON, N1 0PS

Unit SU4 (Ground Floor)

1,222 sq ft 113.5 sq m (NLA)

Prominent retail opportunity within a vibrant cosmopolitan neighbourhood



H&M

MANGO

VUE

MUJI 無印良品

UNIQLO

OLIVER BONAS

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# Unit SU4 (Ground Floor) Angel Central Islington

## Location

Angel Central is the retail and leisure core of this vibrant cosmopolitan North London neighbourhood.

Shops, cafés, bars, restaurants, Vue cinema, wellness and competitive socialising experiences attract and benefit from affluent local residents, workers, national and international visitors.

Angel Central's high footfall and spend is maintained throughout the year and throughout the day – creating an environment of high performing operators.

The unit is adjacent to Thérapie, Kiko and Lovisa, just off Upper Street.

## Accommodation – Unit SU4

Approximate NIA floor areas:

Ground Floor 1,222 sq ft 113.5 sq m

## Lease Terms

A new full repairing and insuring lease for a term to be agreed.

## Rent

Offers in the region of £125,000 p.a.x.

## Business Rates

Rateable Value: £139,000

Estimated Rates Payable: £79,925  
(based on a 57.5p multiplier)

## Service Charge

The service charge budget for this financial year is £11,748 pa.

## EPC

Report available on request.

## Legal Costs

Each party to be responsible for their own costs.

## Viewing

Strictly by prior engagement.

## Subject to Contract & Vacant Possession

**Available Unit**



For all enquiries...

**CBRE**

DAVID SANDERSON  
+44 (0) 7976 627 935  
david.sanderson@cbre.com

CHRISTIAN M'CLOUGHLIN  
+44 (0) 7788 363 277  
christian.mcloughlin@cbre.com

**Colliers**

ERIN MCDONALD  
+44 (0) 7714 145 967  
erin.mcdonald@colliers.com

EMMA WILLS  
+44 (0) 7977 001 808  
emma.wills@colliers.com

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