

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

Property Consultants
& Estate Agents

TO LET RETAIL/CLASS E UNIT 400 SQ FT



NEXT TO MONSOON 64 CROSS STREET, ISLINGTON, LONDON N1 2BA

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64 CROSS STREET, ISLINGTON, LONDON N1 2BA

LOCATION

Located on the north side of Cross Street next to Monsoon and three units away from Ottolenghi on Upper Street, the area is in the heart of Islington, in a particularly fashionable spot, highly prized by fashion, showroom and luxury goods businesses. Highbury and Islington station is a 10 minute walk away (Victoria line and National Rail).

DESCRIPTION

Comprising a ground floor, open plan retail unit with fully glazed frontage, 3 metres floor to ceiling height, ample storage, spotlights and WC. The Landlord will be installing a new shopfront (subject to planning permission) - see CGI attached.

AREA *(all measurements are approx.)*

Ground floor. 400 sq. ft./37.16 sq m

AMENITIES	<ul style="list-style-type: none">* Excellent natural light* Desirable location* No premium* Excellent floor to ceiling height	<ul style="list-style-type: none">* Attractive shopfront* New lease* No VAT* WC
LEASE	New lease available direct from the Freeholder.	
EPC	B/40	
RENT	£42,500 per annum exclusive	
BUSINESS RATES	To be assessed	
VAT	Not applicable	
VIEWING	Strictly by appointment through sole agent	

JARVIS KELLER 020 7251 9226

john@jarviskeller.co.uk

07876 245 302



1 3D View 1
1 : 1



Drawing Number:
B301

Issued for
Pre Application
Planning Application Approval
Building Control Approval
Tenders
Construction

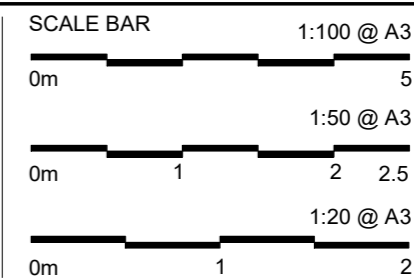
Client

Title
Proposed 3D View

Shop front application

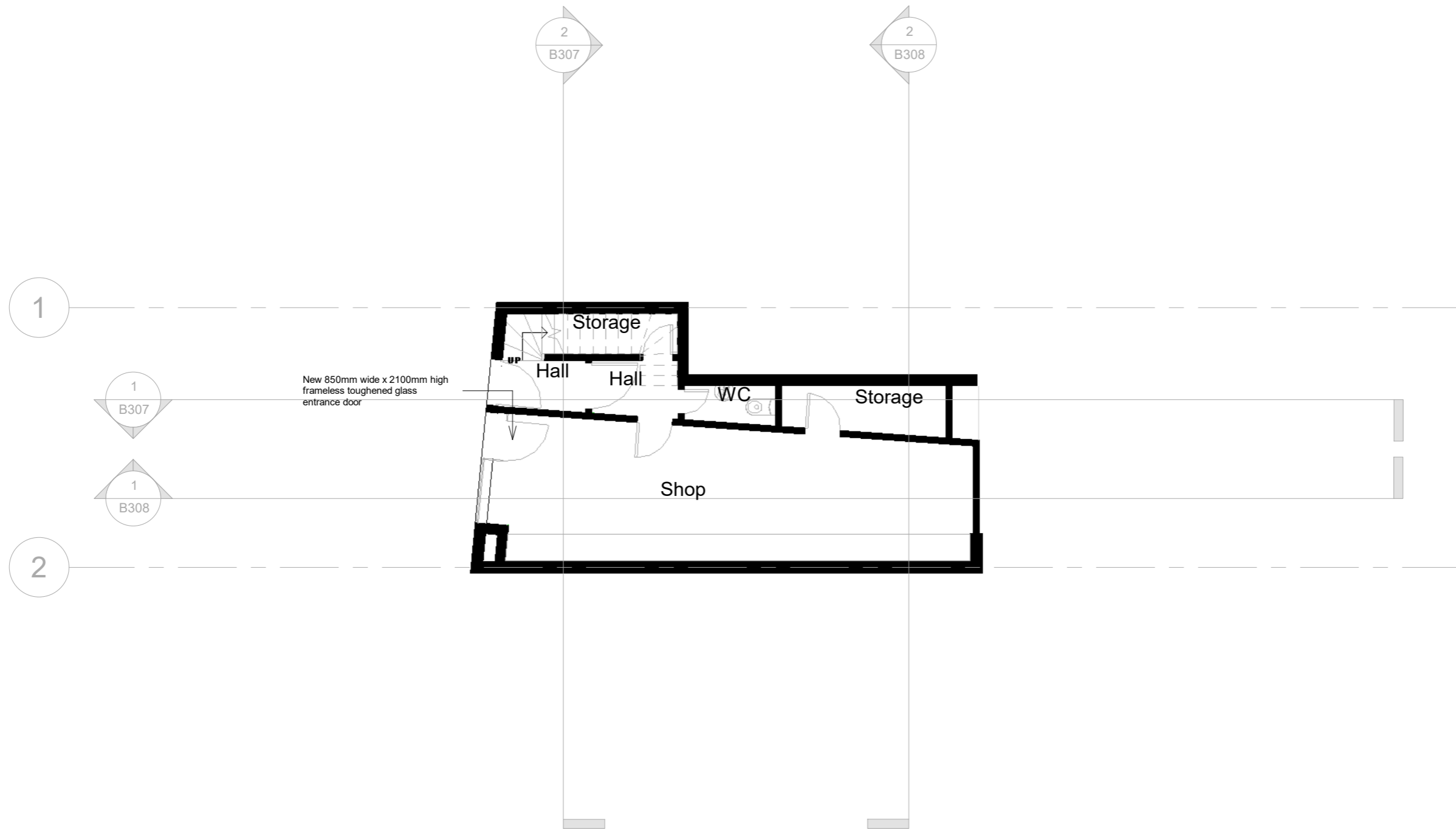
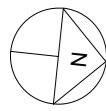
Project number 2606023 - B3
Date June 2026
Drawn by DT
Checked by MB
Scale @ A3 1 : 1

No.	Description	Date



NOTES:

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- DRAWINGS SHOULD BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS
- ANY OMISSION TO BE REPORTED TO AND CLARIFIED WITH CLIENT PRIOR TO COMMENCEMENT
- VERIFY DIMENSIONS, LEVELS AND EXISTING STRUCTURE, ETC ON SITE PRIOR TO COMMENCEMENT
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- ALL WORKS COMMENCED ON SITE PRIOR TO OBTAINING FULL PLANNING AND/OR BUILDING CONTROL APPROVAL WILL BE CARRIED OUT AT YOUR OWN RISK.



1 -Ground Floor.
1 : 100



Drawing Number:
B305

Issued for
Pre Application
Planning Application Approval
Building Control Approval
Tenders
Construction

Client

Title
Proposed Plans

Shop front application

Project number 2606023 - B3

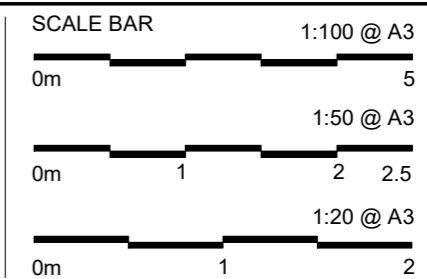
Date June 2026

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Checked by MB

Scale @ A3 1 : 100

No.	Description	Date



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