

London N1- 102 Islington High Street N1 8EG
Large Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Large Retail Premises to Rent



Property Features:

- Comprises ground floor retail shop with ancillary accommodation at lower ground floor
- Property benefits from private courtyard at rear
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within short walk from Angel Underground Station, with occupiers nearby including Whole Foods, Nationwide, Holland & Barrett, Hotel Chocolat, NatWest and many more.

Property Description:

Comprises large retail premises arranged over ground and lower ground floor, providing the following accommodation and dimensions:

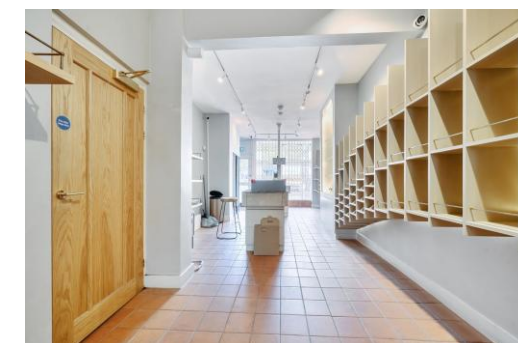
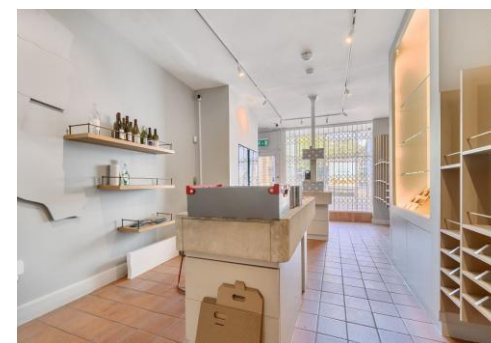
Ground Floor: 70.62 sq m (760 sq ft)

Open plan retail, rear section, wc

Lower Ground Floor: 82.38 sq m (886 sq ft)

Open plan ancillary, 2 rooms, wc

Total GIA: 153 sq m (1,646 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,326.92 per week (PCM: £5,750)

Deposit: £17,250 (3 Months)

Rateable Value:

Rateable Value - £49,750 p.a.

Rates Payable ~ £18,900 p.a.

EPC:

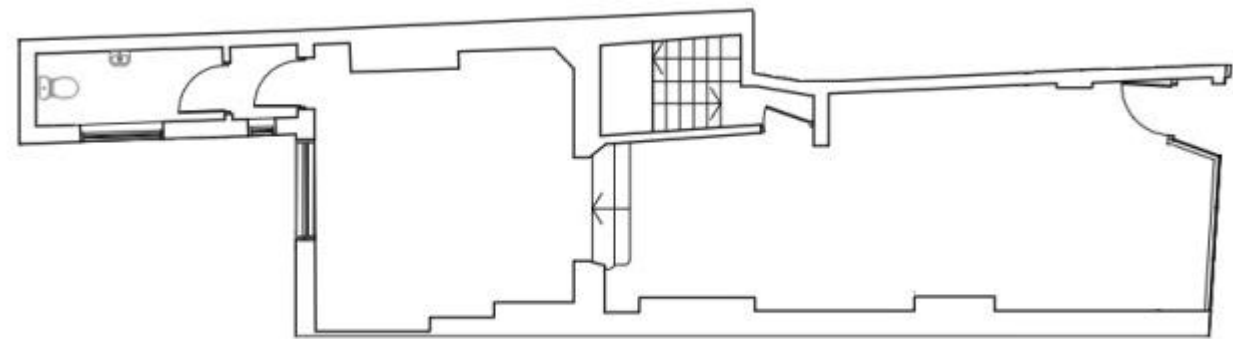
The property benefits from a B Rating. Certificate and further details available on request.



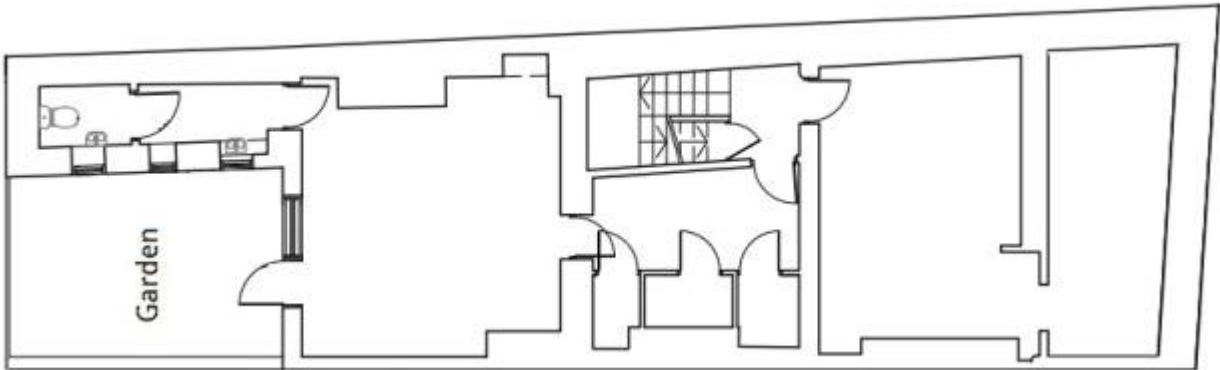
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Ground Floor:



Lower Ground Floor:



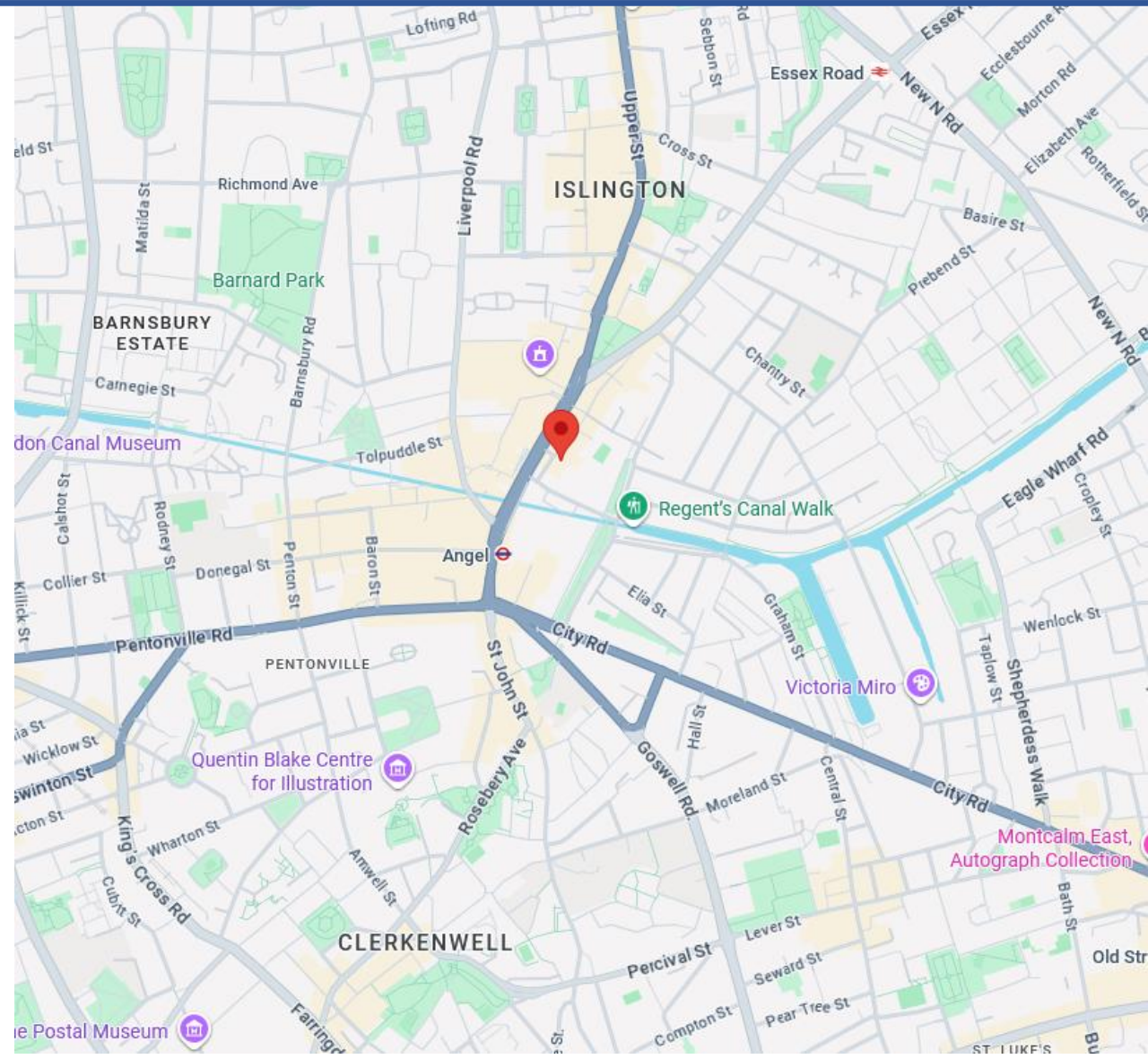
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Location:

Islington is an affluent and densely populated north London Borough located to the north of The City. High Street (A1) provides links to the A501 (Inner Ring Road) and The City to the south and the North Circular (A406), M1 and M25 to the north. The property is situated within short walk from Angel Underground Station, with occupiers nearby including Whole Foods, Nationwide, Holland & Barrett, Hotel Chocolat, NatWest and many more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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