

PRIME SHOP/CLASS E PREMISES TO LET

41 Islington High Street, N1 9LH



Location

This prominently located unit is situated at the junction of **Islington High Street, Upper Street and Liverpool Road** almost opposite **Angel Underground Station** with nearby occupiers including **Boots, LEON, Marks & Spencer, Pret a Manger, Vodafone** and **O2**.

Accommodation

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Frontage	10 ft	3.04 m
Internal Width	9 ft 3 ins3	2.82 m
Ground Floor Sales	367 sq ft	34.1 sq m
Ground Floor Rear	932 sq ft	86.6 sq m
Total Ground Floor	1299 sq ft	120.7 sq m
Basement Storage	364 sq ft	33.82 sq m

Terms

A new lease is available for a term of 10 years subject to a rent review at the 5th year outside the protection of the Landlord & Tenant Act at a commencing rental of £70,000 pax.

Rates

The rateable value is £66,500. Interested parties are advised to make their own enquiries as to the actual rates payable.

Contact

Viewings can be arranged at short notice through either:

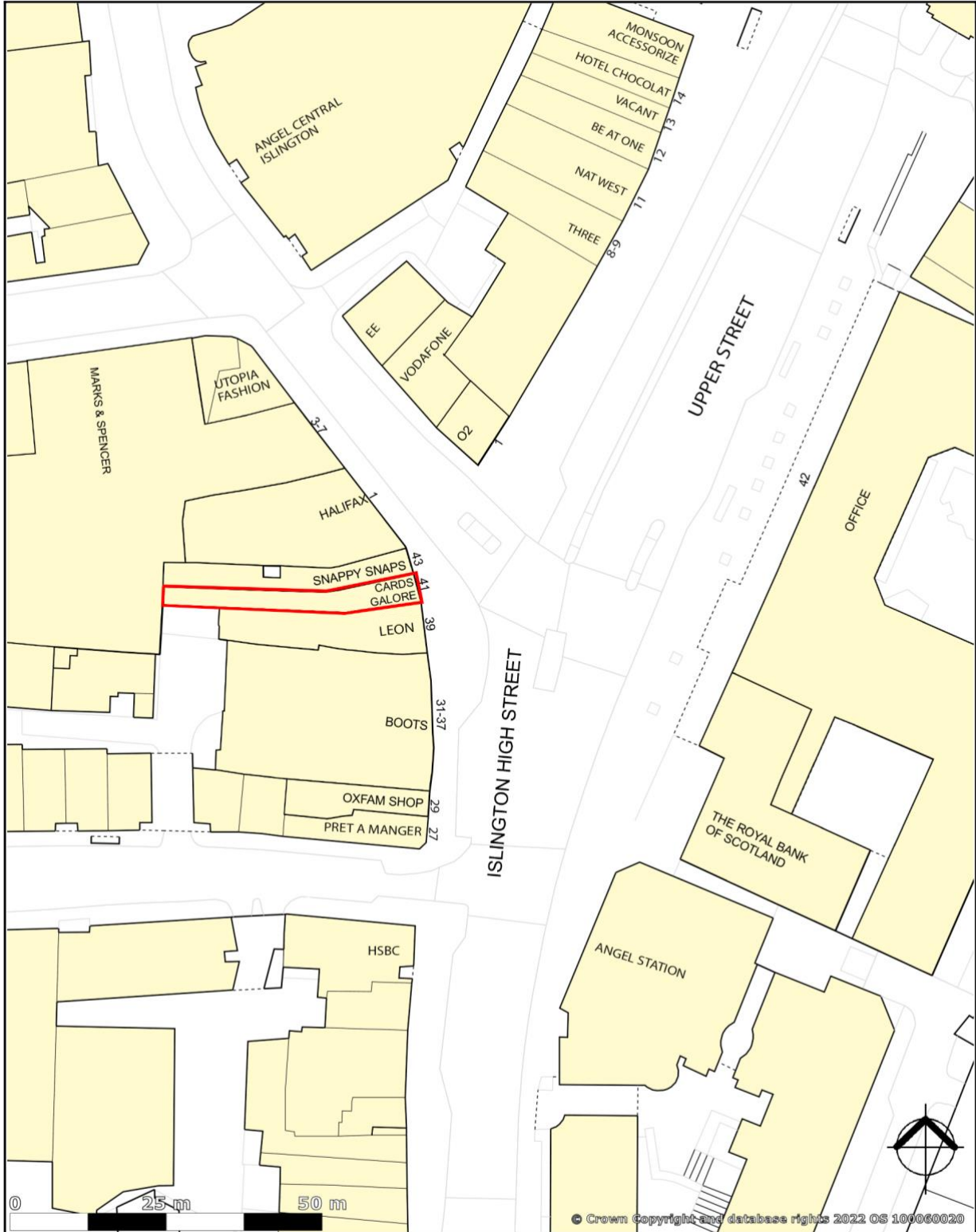
Tim Kourides

tim@tkretailproperty.com

07799 628 860

PRIME SHOP/CLASS E PREMISES TO LET

41 Islington High Street, N1 9LH



created on **edozo**

Plotted Scale - 1:1,000



TK RETAIL PROPERTY
7 South Molton Street
London W1K 5QG
020 7436 1600

www.tkretailproperty.com



These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.