

## SHOP TO LET

# 30 Chapel Market, London, N1 9EN



### Location

The premises are situated in the heart of the popular **Chapel Market** in Islington, next to **Greggs** and **Masigo** and close to **Costa**, **Waitrose**, **Wenzel's**, **McDonald's**, **Specsavers**, **Mercer & Co**, **Iceland** and **Marks & Spencer**.

### Accommodation

The premises comprise of a ground floor shop unit having the following approximate dimensions and floor area: -

Internal Width	14.1 ft	4.3 m
Shop Depth	49.21 ft	15 m
Ground Floor Area	694 sq ft	64.5 sq m

### Lease

A new lease is available for a term of 10/15 years outside the protection of the Landlord & Tenant Act subject to 5 yearly rent reviews.

### Rent

Offers in the region of £50,000 pax are invited.

### Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£20,250
Rate in Pound	0.499p
Rates Payable (2023/2024)	£10,105

*Interested parties are advised to verify this information with the Local Rating Authority.*

### Legal Costs

Each side to bear their own legal costs incurred in the transaction.

### Viewings

By appointment only, via:

**Tim Kourides**

[tim@tkretailproperty.com](mailto:tim@tkretailproperty.com)

07799 628 860



**TK RETAIL PROPERTY**

37/38 South Molton Street

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020 7436 1600

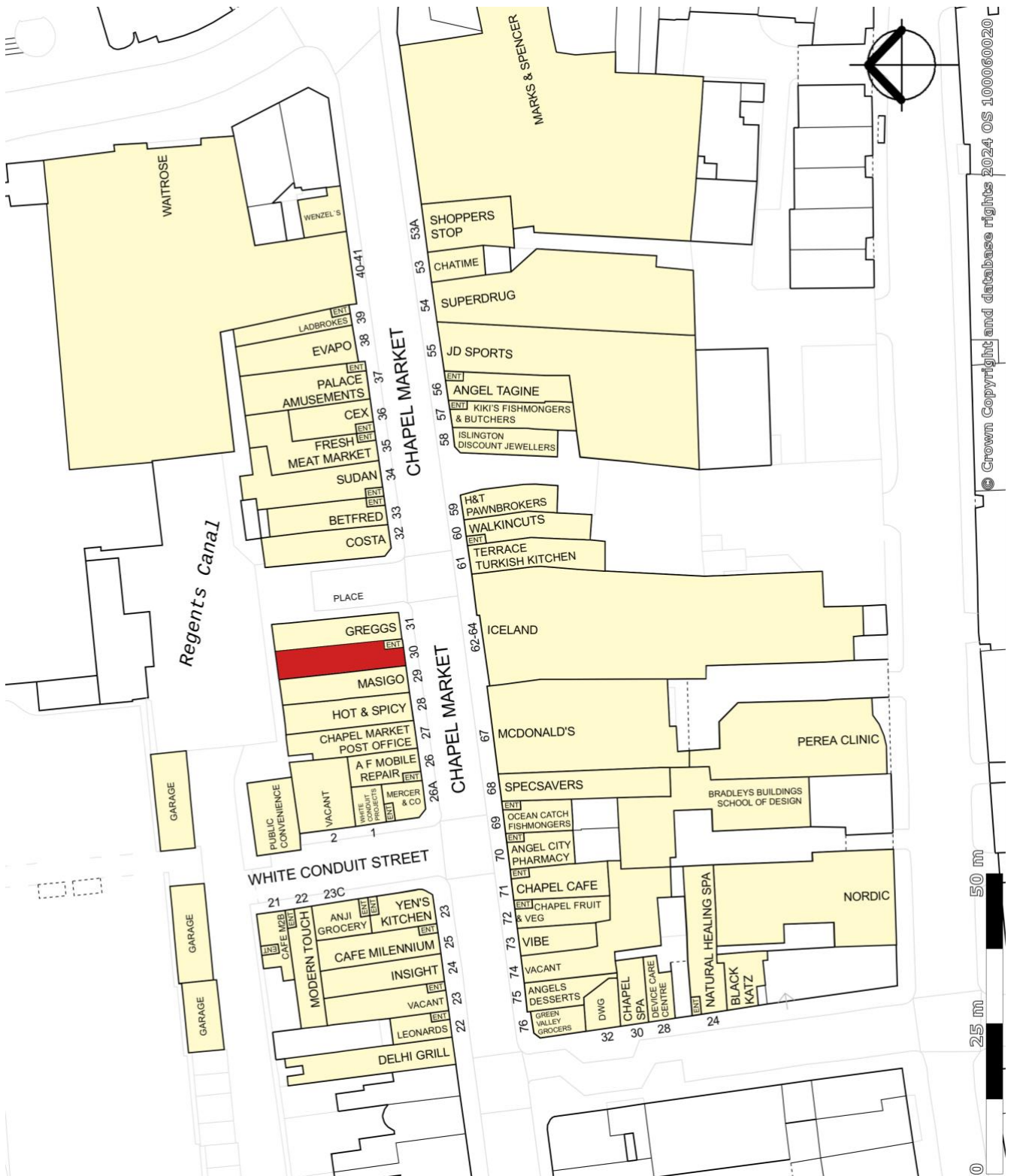
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These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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