



AVAILABLE - TO LET

RETAIL UNIT WITH E CLASS USE

102 ISLINGTON HIGH STREET, LONDON, N1 8EG

A1 Retail

For Rent, 1,292 Sq Ft £49,000 Per Annum Exclusive

All enquiries to

020 7375 1801

strettons.co.uk



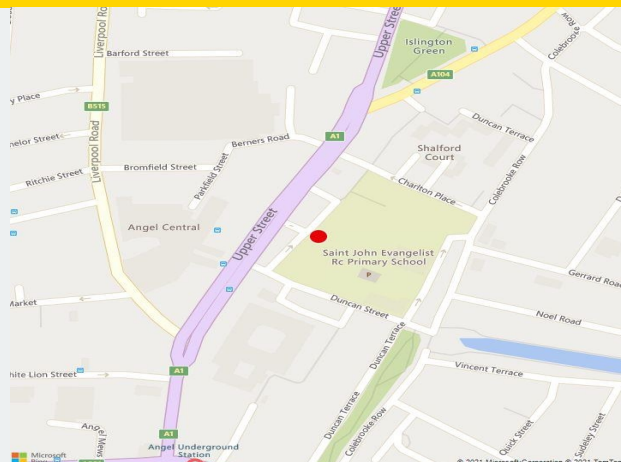
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EST 1931

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For Rent, 1,292 Sq Ft £49,000 Per Annum Exclusive



Retail unit With E class use

A retail (E class use) premises located on the ground floor and basement of a character 3 storey terraced mixed-use building with residential premises above accessed via a separate entrance. The property benefits from a wide characterful glazed entrance, high ceilings open plan aspect to the front and a raised rear section. The glazing to the front and to the rear offers excellent natural light.

Prominently located on Islington High Street, close to and very visible from the junction with Upper Street also very close to Angel Station - which provides considerable footfall passing to and from the station. Islington High Street also runs into Camden Passage - forming more of the touristic village style of both roads attracting locals, business occupiers and people from far and wide for its trendy cafes, shops and the antique market .

Highlights

- Very attractive character building in good decorative order
- Prominent location
- Half wood-paneled walls
- High ceilings
- Excellent natural light
- Basement has natural light and entrance to small courtyard at the rear

Rent	£49,000 Per Annum Exclusive
Business Rates (Est)	Approx £19,500 payable
Building type	A1 Retail
Service Charge (Est)	FRI lease
VAT	Not applicable
EPC Rating	TBC

Floor	Size Sq Ft	Status
Ground Floor	700	AVAILABLE - To Let
Basement	592	AVAILABLE - To Let
Total Internal Area	1,292	

Contact us

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