

# TO LET

## WORKSHOP/OFFICE SPACE

**Potential Retail Use subject to necessary consent**

Ground & Basement Floors, 251 Liverpool Road, London, N1 1LX

1,220 SQ. FT (113 SQ. M) APPROX



# Currell

020 7354 5050

## Location

The property is situated on the west side of the busy Liverpool Road which runs parallel with Upper Street, Islington's main commercial thoroughfare. The premises are in a secondary parade of shops.

Angel Underground Station and Highbury & Islington Underground Station are approximately ½ a mile to the south and ½ a mile to the north respectively of the subject property.

The building is situated south of Barnsbury Street and north of Theberton Street. The immediate surrounding area is mainly residential use and Upper Street with its wide variety of shops, restaurants and bars is within easy walking distance.

## Description

Comprises a commercial unit on ground and basement floors within this period terraced building.

Ground floor comprises open plan at front with steps to rear commercial space. The space has good ceiling height, single glazed shopfront and some natural light at the rear with WC and sink.

The basement provides open plan space with WC and some natural light at the rear from doors leading to rear garden. The space is basic with vinyl floor and reasonable ceiling height. There is gas central heating throughout (untested).

The space was previously used for workshop space but could also be offered for retail use, subject to obtaining the necessary consents.

## Accommodation

(All measurements are approximate)

From on-site measurement we have calculated the following approximate net internal areas:

Ground floor	420 sq ft	(39 sq m)
Basement	800 sq ft	(74 sq m)
	-----	-----
<b>Total Area</b>	<b>1,220 sq ft</b>	<b>(113 sq m)</b>

## Terms

New fully repairing and insuring lease for a term to be agreed.

## Rental

**£20,000** per annum exclusive of business rates, service charge and VAT, if applicable.

## Business Rates

We understand that the business rates payable equate to approximately **£4,656** per annum. All interested parties are advised to make their own enquiries with the Local Authorities.

## Service Charge

To be confirmed.

## EPC

To be confirmed.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment through sole agents:

**Currell Commercial Ltd.**

**Jon Morell** – 020 7096 2785

[j.morell@currell.com](mailto:j.morell@currell.com)

**Beverley Hedge** – 020 7704 7514

[b.hedge@currell.com](mailto:b.hedge@currell.com)

**Dean Marks** – 020 7096 2780

[d.marks@currell.com](mailto:d.marks@currell.com)

For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

**Ref: COM180321**

# Currell

020 7354 5050