

Leasehold

A1 Retail Unit

A1 3 Storey Premises To Let

N4 3HP



Accommodation	Sq Ft	Sq M
Ground Floor	811.00	75.34
First Floor	811.00	75.34
Third Floor	811.00	75.34
Total	2,433.00	226.03

Measurements taken

These are net internal measurements taken by a surveyor.

Business Rates

The property is assessed for rates as follows:

Rateable Value: £ 48,000

Rates Payable: £ 23,856

Local Authority

London Borough of Islington

Annual Rent: £ 60,000

Lease Details

A new lease is available on flexible FRI terms at a quoting rent of £60,000 per annum exclusive. No premium payable.

Other Outgoings

Building Insurance: £ 1,800

VAT

This property has not been elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction.

Location

122 Fonthill Road

Property Details

The property comprises of a three storey commercial showroom and premises.

The property extends to a total area of 2433 sq. ft.

Ground Floor Shop: 811 sq. ft. approx.

First Floor: 811 sq. ft. approx.

Second Floor: 811 sq. ft. approx.

The ground floor comprises open plan showroom space with a small storeroom and WC at the rear.

The first floor comprises office, showroom and changing room together with a separate WC at the rear.

The second floor comprises showroom space with a kitchen and separate WC at the rear.

Each floor has its own independent gas central heating system (not tested).

Disclaimer & Misrepresentation Act 1967: Virtual Commercial Limited (VCL) for themselves and for the seller or landlord of the property:

(i) The information within these particulars is given by the seller or landlord in good faith and any statement about the property is made without responsibility on the part of VCL or the seller or landlord and constitutes a guide only and does not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information, working condition or suitability of the property.

(iv) Price or rent may be subject to VAT and any interested party must satisfy themselves concerning the correct VAT position. Prices are quoted exclusive of VAT unless stated.

(v) Any interested party must confirm the Business Rate charges and must satisfy themselves concerning their own position with the relevant Local Authority.

(vii) VCL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided by the seller or Landlord in respect of the property.

Energy Performance Certificate

The EPC for the building is available on request.

Location Description

The property occupies a prominent trading position on one of London's oldest and busiest commercial fashion roads. The property lies directly opposite The City North development which is set to transform the local area with the creation of 308 new private apartments and 120,000 sq.ft. of premium commercial space for restaurants, retail, leisure and offices.

Finsbury Park tube station is within walking distance, providing excellent rail links via the Victoria Line and Piccadilly Line together with overland rail services into London Moorgate and Kings Cross.

SURROUNDING AREA



STREET VIEW



Disclaimer & Misrepresentation Act 1967: Virtual Commercial Limited (VCL) for themselves and for the seller or landlord of the property:

- (i) The information within these particulars is given by the seller or landlord in good faith and any statement about the property is made without responsibility on the part of VCL or the seller or landlord and constitutes a guide only and does not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information, working condition or suitability of the property.
- (iv) Price or rent may be subject to VAT and any interested party must satisfy themselves concerning the correct VAT position. Prices are quoted exclusive of VAT unless stated.
- (v) Any interested party must confirm the Business Rate charges and must satisfy themselves concerning their own position with the relevant Local Authority.
- (vii) VCL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided by the seller or Landlord in respect of the property.