

53 CHAPEL MARKET ISLINGTON, LONDON, N1 9EW



SHOP TO LET - WITHOUT PREMIUM

£35,000 p/a exclusive

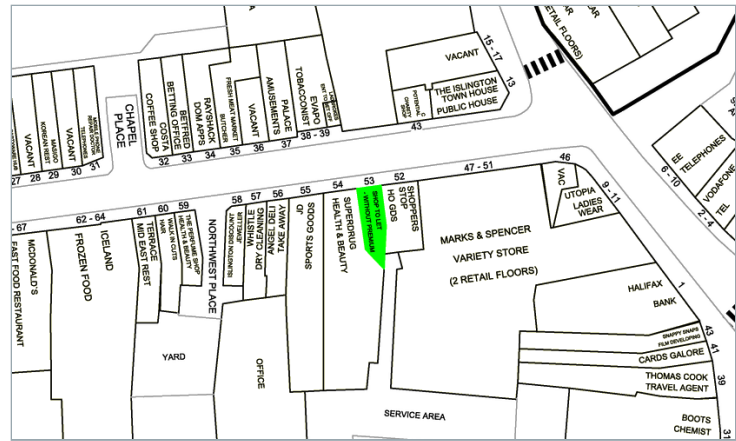
A1 USE

1,290 Sq ft

The property is located on the South side of Chapel Market, close to the junction with Liverpool Road and **Angel Central Shopping Centre**. The property is adjoined by **Superdrug** and is opposite **Waitrose**. Nearby traders include **Marks and Spencer**, **JD Sports**, **Ladbrokes**, **Cex** and **Costa Coffee**.

Net Frontage	14'9"	4.5 m
Internal Width	14'11"	4.5 m
Shop Depth	41'11"	12.8 m
Ground Floor	527 sq ft	49 m2
Basement	564 sq ft	52.4 m2
First Floor	199 sq ft	18.5 m2
Total	1,290 sq ft	119.8 m2

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.



Lease	A new full repairing and insuring lease for a term to be agreed. NB: Second & Third Floors - Void but to be demised
Rent	£35,000 per annum exclusive – Without Premium.
Rates	Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of Islington, Tel: 020 7527 2000.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact DMA Nicholas Menzies 07793 979 817 / nmenzies@dmamaproperty.com Anthony Silver 07788 446 463 / asilver@dmamaproperty.com Subject to Contract & VAT