



AVAILABLE - TO LET

RETAIL PREMISES IN A PROMINENT LOCATION

312-314 ESSEX ROAD, ISLINGTON, LONDON N1 3AX

A1 Retail For Rent, 1,693 Sq Ft £34,750 Per Annum Exclusive

All enquiries to

020 7375 1801

strettons.co.uk

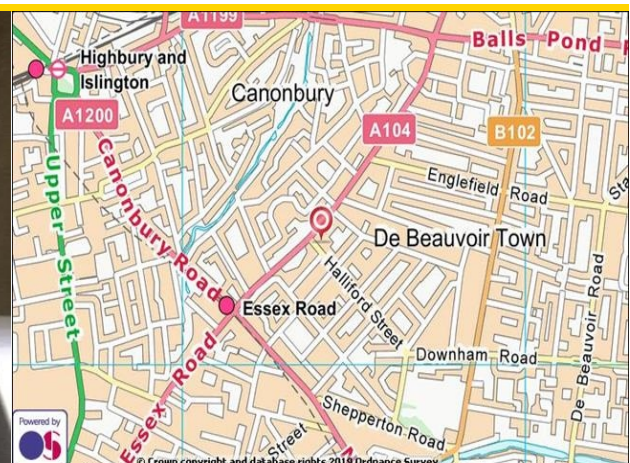


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Retail Premises in a Prominent Location

Comprises the ground and basement floor retail space within this three-storey mixed-use building. The ground floor provides open plan trading space with front & rear windows and high ceilings. The basement area has some natural light with part exposed brickwork, painted concrete floor and spotlights. There is also a kitchen and WC.

The premises is conveniently situated for Angel Underground Station, Highbury & Islington Underground Station and Essex Road Station. Numerous bus routes run along Essex Road.

Available by way of assignment of the existing lease for a term expiring 11.05.2031.

A premium of £10,000 is required for the benefit of the lease.

Highlights

- Prominent corner position
- Front and rear windows
- High ceilings
- Corner glazed frontage
- Wooden flooring
- Reserved spotlights

Rent	£34,750 Per Annum Exclusive
Business Rates (Est)	Rateable Value: £26,250. Rates Payable 2019-20: £12,950 appx
Building type	A1 Retail
Service Charge (Est)	TBC
EPC Rating	C

Floor	Size Sq Ft	Status
Ground Floor	782	AVAILABLE - To Let
Basement	911	AVAILABLE - To Let
Total Internal Area	1,693	

Contact us

Strettons
1-3 Sun Street, London, EC2A 2EP
strettons.co.uk
020 7375 1801
@strettons1931

Jon Morell
D 020 7012 0061
jon.morell@strettons.co.uk

Beverley Hedge
D 020 7012 0062
beverley.hedge@strettons.co.uk

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