



AVAILABLE - TO LET

PROMINENT RETAIL/E CLASS WHOLE BUILDING

31 UPPER STREET, LONDON N1 0PN

A1 Retail For Rent, 2,184 Sq Ft, £120,000 Per Annum Exclusive

All enquiries to

020 7375 1801

strettons.co.uk



STRETTONS

EST 1931

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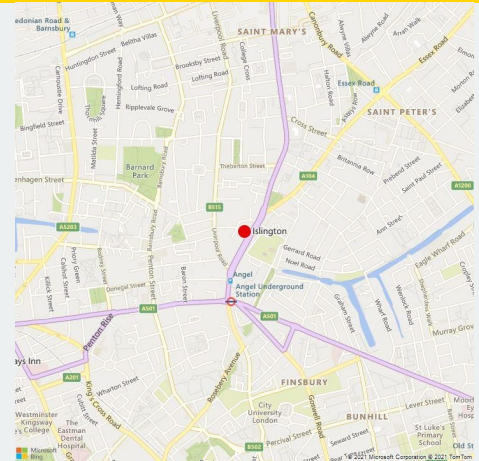
A1 Retail For Rent, 2,184 Sq Ft £120,000 Per Annum

Exclusive



STRETTONS

EST 1931



Prominent Retail/E Class Whole Building

Newly redecorated three-storey building with a basement, on the high pavement part of Upper Street.

The property forms part of a busy retail thoroughfare close to Angel London Underground station, Angel Central Shopping Centre, The Business Design Centre and all the extensive amenities that this part of Islington offers.

Local occupiers include Pret a Manger, Iitsu, Monsoon, The Body Shop, Hotel Chocolat, Nationwide and Lloyds Bank.

Highlights

- Prominent location on the 'High Pavement' of Upper Street
- Wide frontage
- Newly redecorated
- New glazed frontage

Rent	£120,000 Per Annum Exclusive
Business Rates (Est)	£55,000 per annum payable
Building type	A1 Retail/E Class
VAT	No VAT payable
EPC Rating	TBC

Floor	Size Sq Ft	Status
Basement	577	AVAILABLE - To Let
Ground Floor	1,003	AVAILABLE - To Let
First Floor	230	AVAILABLE - To Let
Second Floor	374	AVAILABLE - To Let
Total Internal Area	2,184	

Contact us

Strettons

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