

TO LET

SHOP PREMISES IN HIGHLY DESIRABLE LOCATION ON UPPER STREET WITH A1 RETAIL USE

309 UPPER STREET, ISLINGTON, LONDON, N1 2TU

1,295 SQ. FT (120.30 SQ. M) APPROX



Currell

020 7354 5050

Location

The property is located on the eastern side of Upper Street and in close proximity to the junction with Gaskin Street. Upper Street is the main commercial thoroughfare of Islington with its wide variety of retail shops, restaurants and bars and nearby occupiers include Carluccios, Ryman, Strada, Carluccios and Sainsburys.

Angel Underground Station is approximately ¼ of a mile to the south and Highbury & Islington Underground Station is approximately ½ a mile to the north of the subject premises. Regular bus routes run along Upper Street connecting to the City, West End, North and East London.

Description

Comprises the ground floor and basement of a prominent four storey terraced building in the heart of Upper Street.

The shop provides open plan retail space on ground floor with further office and storage space in the basement. The retail space benefits from high ceilings, fully glazed frontage, gas central heating, and carpeting and in good decorative order.

The shop would be suitable for a variety of different retail occupiers.

Accommodation (All measurements are approximate)

Ground Floor	641 sq ft	(59.55 sq m)
Basement	654 sq ft	(60.75 sq m)
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TOTAL	1,295 sq ft	(120.30 sq m)

Terms

Assignment of a full and repairing and insuring sublease for a term due to expire in June 2020 or alternatively a sublease up to June 2020.

Rental

The current passing rental is **£57,500** per annum exclusive of business rates and service charge.

VAT is not currently payable on the rental.

Business Rates

Current Rateable Value: £34,500

Interested parties are advised to speak to the Local Authority to check rates payable.

Service Charge

To be confirmed.

Legal Costs

The ingoing tenant to contribute towards the landlord's legal costs.

EPC

Energy Performance Asset Rating – E

Viewing

Strictly by appointment through sole agents:

Currell Commercial Ltd.

Jon Morell – 020 7096 2785

j.morell@currell.com

Beverley Hedge – 020 7704 7514

b.hedge@currell.com

Dean Marks – 020 7096 2780

d.marks@currell.com

N.B. As directed by the Estate Agents Act 1979 (the law), we confirm that the Directors of Currell Group Ltd have an interest in the property.

For more information on our properties please visit our website – www.currell.com/commercial

Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely. 4. Value Added Tax - All rents, premiums, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.



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