



RETAIL PROPERTY
New Lease

Prime Upper Street, Islington
Entire Building Available



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30 Upper Street, Islington N1 0PN
Approx. 2,813 sq ft

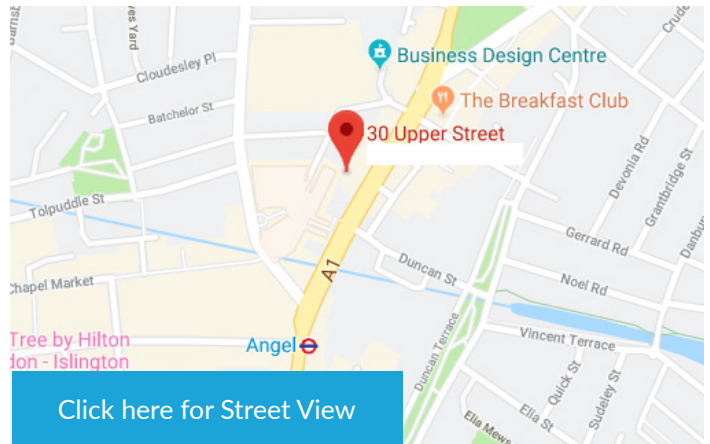
Location

The premises are situated in a highly desirable location along the raised pavement of Upper Street, midway between Angel Underground Station and The Business Design Centre.

Occupiers in the immedaite vicinity include Holland & Barrett, Nationwide, David Clulow, Cancer Research, Chilango, Scribbler, Lloyds Bank, Joy, and Vision Express, with The Angel Centre located a one-minute walk away.

Nearby





[Click here for Street View](#)

Accommodation

Arranged over Ground, Basement, First, Second and Third floors, providing the following approx. areas:

Ground Floor	1,014 sq ft
Basement	439 sq ft
First Floor	649 sq ft
Second Floor	386 sq ft
Third Floor	325 sq ft
Total Net Internal Area	2,813 sq ft 261.43 sq m

Lease

A new full repairing and insuring lease for a term to be agreed.

Rent

£130,000 per annum, exclusive of rates, Service Charge and all other outgoings.



View of the Parade

Rates

We understand that the property is assessed as follows.

Rateable Value **£131,000**
Payable 2019/20 **£66,024**

Interested parties are advised to verify with the Local Authority.

Use

A1

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Contact

For further information or a **strictly confidential** viewing contact:

Theo Benedyk **Saul Fierstone**

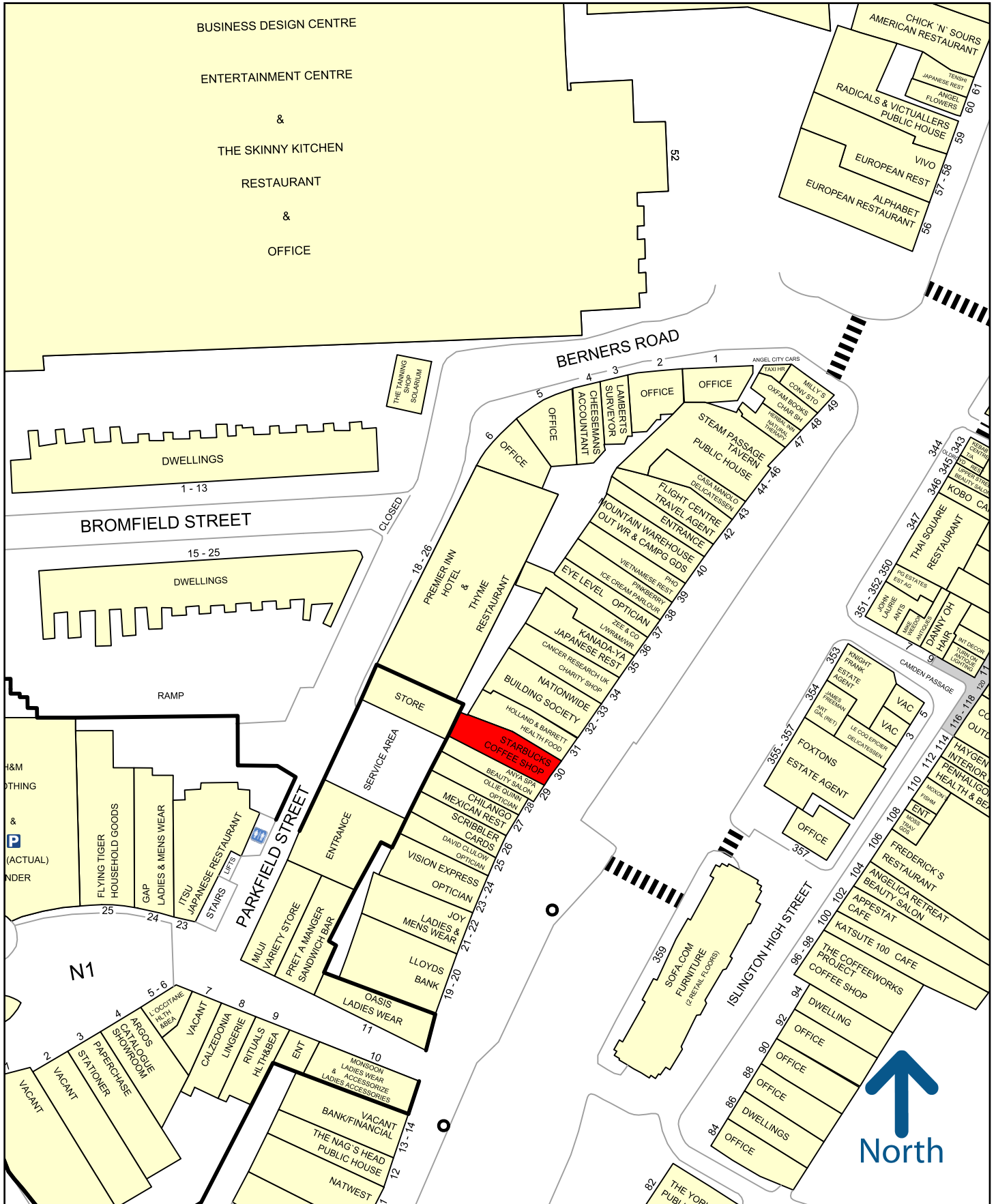
DD: 020 7009 0486

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



Experian Goad Plan Created: 04/06/2019
Created By: Lewis Craig

