

TO LET Retail/Showroom

53 Essex Road, Islington
London N1 2SF



Contact

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Location

This shop is located on Essex Road, a short walk away from Islington Green and Upper Street.

Nearby retailers include Nuffield, Simmons Bar, Bario Tacos, Tesco & Sainsbury Local.

The property is close to underground services such as Angel (9 minute walk) and Highbury & Islington (15 minutes' walk).

Description

Substantial retail premises, fronting onto a main road, suitable (subject to planning) for many Class E uses including retail, showroom etc. There is a rear off-road loading area.

Tenure

The current lease is due to expire in December 2024 however an early surrender is possible, subject to the new lease terms being agreed by both parties.

Terms

A lease is available direct from the landlord for a term to be agreed at a rent of £85,000 per annum.

Planning

The current planning use is Sui Generis. Interested parties must make the own enquiries and application for change of use.

Business Rates

We are advised that the Rateable Value for the property is £74,000 and rates payable is circa £37,888 per annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating – C

VAT

The property is not currently VAT elected however the landlord reserves the right to charge VAT in the future.

- 4,785 sq ft (445 sq m)
- Wide frontage
- Main road frontage
- Rear loading access (no parking)
- Roller shutter (front entrance door)



Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	444.54	4,785

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



For further details contact:
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