



316 Upper Street, Islington N1 2XQ



Area

Ground floor approx 933 sq ft



Basement

approx 564 sq ft



Location

Adjacent to Sainsburys Local



Rent

£100,000 per annum plus VAT



Tube

Angel



Parking

Pay & display parking opposite

LOCATION

The property is in a busy parade adjacent to Sainsburys Local. The unit is surrounded by many retailers, eating establishments and Estate Agents. Angel Tube Station is within a five minute walk and there are numerous bus stops within the immediate vicinity. This part of Upper Street has seen a period of resurgence over the the last few years and units rarely become available.

DESCRIPTION

The property has Use Class E and consists of the ground floor which is approximately 933 sq ft with a basement of approximately 564 sq ft. The basement has full head height and is currently configured as three treatment rooms, a lobby area and a WC.. The premises are presented in good order and benefit from pay and display parking within very close proximity.

TERMS

Available by way of a new effective Full Repairing & Insuring lease for a term to be agreed within the provisions of the Landlord & Tenant Act 1954.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

RATES

The Rateable Value according to the Valuation Office is £68,000 per annum. Interested parties are advised to confirm with Islington council Telephone 020 7527 2633 Email business.rates@islington.gov.uk

EPC

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For further information please contact:

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