



## 54 Essex Road, Islington, N1 8LR

### RETAIL (A1) SHOP TO LET ON BUSY HIGH STREET

**AREA:** 925 sq.ft (86 sq.m) approx. | **RENT:** £52,500 PAX

#### LOCATION:

The unit is located on the desirable Essex Road, surrounded by numerous bars, restaurants and shops. Nearby operators include: Planet Organic, Food Lab, Barrio, Prague Bar, Brewdog and many more.

The unit is serviced by numerous bus routes leading both into the City and out towards North and East London. Angel Tube Station is an 8 minute walk away.

#### DESCRIPTION:

The unit is situated over the ground and lower ground floors. The Basement has got a great ceiling height and is a very usable space. The unit also benefits from use of the pavement space outside. This can be used for stock display or customer seating purposes (circa 24 covers).

The Landlord would consider A3 use, subject to planning.

Regulated by:



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**USE CLASS:** A1 - Shops

**FLOOR AREA:**

| FLOOR        | AREA SQ.FT       | AREA SQ.M      |
|--------------|------------------|----------------|
| Basement     | 478              | 44             |
| Ground Floor | 447              | 42             |
| <b>TOTAL</b> | <b>925 sq.ft</b> | <b>86 sq.m</b> |

*(All measurements are approx. on a NIA basis)*

**AMENITIES:**

- Substantial Footfall Location
- Retail (A1) Shop Use
- Other Uses Considered (STP)
- Glazed Frontage
- Outdoor Seating/Paved Area
- Good Ceiling Height Throughout

**TERMS:**

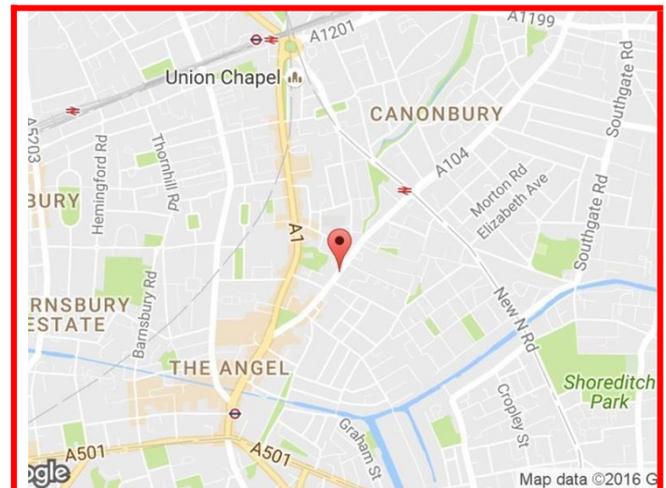
The property is available by way of a new FRI lease for a term to be agreed.

|              |                         |                        |   |
|--------------|-------------------------|------------------------|---|
| <b>RENT:</b> | £52,500 PAX             | <b>RATES PAYABLE:</b>  | All interested parties are advised to make their own enquiries. |
| <b>VAT:</b>  | To be confirmed         | <b>SERVICE CHARGE:</b> | To be confirmed.  |
| <b>EPC:</b>  | Available upon request. | <b>LEGAL COSTS:</b>    | Each party to be responsible for their own legal costs.         |

**CONTACT:**



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