



54 Essex Road, Islington, N1 8LR

Retail | Medical | Office | 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, with good ceiling height to the lower ground area, along with rear access for deliveries, WC / kitchenette area but also with benefits of the use of a large pavement area to display stock or customer seating.

The unit is suitable to a wide variety of Retailers / Showroom / Medical Users, located in both high footfall and vehicle area with 7 days trading possible.

The Landlord may consider food operations traditionally "A3" user, subject to necessary extraction / planning consents.

Regulated by:



Retail | Medical | Office (E Class) TO LET



54 Essex Road, Islington, N1 8LR

USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Basement	478	44
Ground Floor	447	42
TOTAL	925 sq.ft	86 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Substantial Footfall Location
- Retail / Medical /Showroom Use
- Other Uses Considered (STP)
- Glazed Frontage
- Outdoor Seating/Paved Area
- Good Ceiling Height Throughout
- Suitable for a Wide Variety of Uses
- Rear Delivery access

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

RENT: £52,500 PAX

RATES PAYABLE: All interested parties are advised to make their own enquiries.

VAT: To be confirmed

SERVICE CHARGE: To be confirmed.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

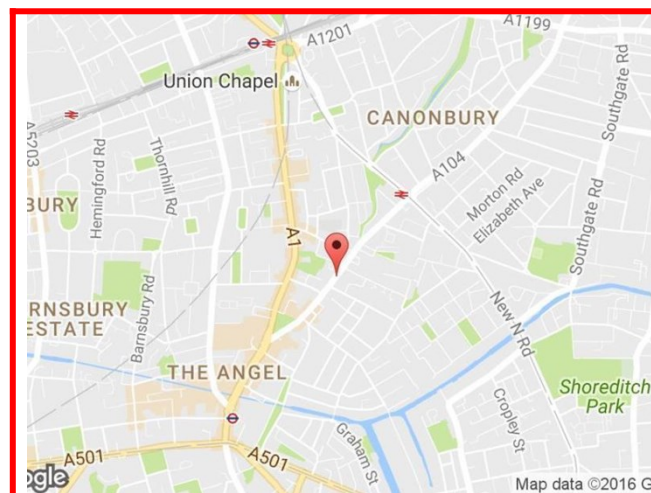
CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course. August 2020

Regulated by:



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
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