

RETAIL (A1/A2) UNIT TO LET



50 Florence Street, Islington, N1 2DU

Attractive period property to let off Upper Street

AREA: 2,233 sq.ft (207 sq.m) approx. | **RENT:** PAX

LOCATION:

The property is situated towards the north end of Florence Street in the affluent area of Islington, an attractive primarily residential street that runs parallel to the hugely popular Upper Street. The unit is located just off Upper Street and not far from Highbury & Islington Underground Station. The area benefits from a fantastic mix of independent and national multiple retail and restaurant provision with nearby operators including; Post Office, The Taproom and Topps Tiles.

QUOTING RENTAL OFFERS IN EXCESS OF £50,000 pax

DESCRIPTION:

The available unit forms the ground floor and basement of a former public house. The unit has been previously used as an antique showroom so the space provided is exceptionally flexible with multiple entrances on its return frontages, good natural light, 3.5m ceiling height and male & female WC's. The basement requires refurbishment but can provide extra retail or storage space once refurbished. Suitable for a variety of Retail (A1) or Financial & Professional Services (A2) uses.

Regulated by:



RETAIL (A1/A2) UNIT TO LET



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USE CLASS: A1/A2

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	1,031	96
Basement	1,202	112
TOTAL	2,233 sq.ft	207 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Attractive period building
- Just off Upper Street
- Near Highbury & Islington Rail Station
- Affluent area
- A1/A2 planning use
- Return frontage
- High ceilings
- Great natural light

TERMS:

A new full repairing and insuring lease for 15 - 20 years

RENT: PAX

RATES PAYABLE: All parties are advised to make their own enquiries to the relevant council.

VAT: Not applicable (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.

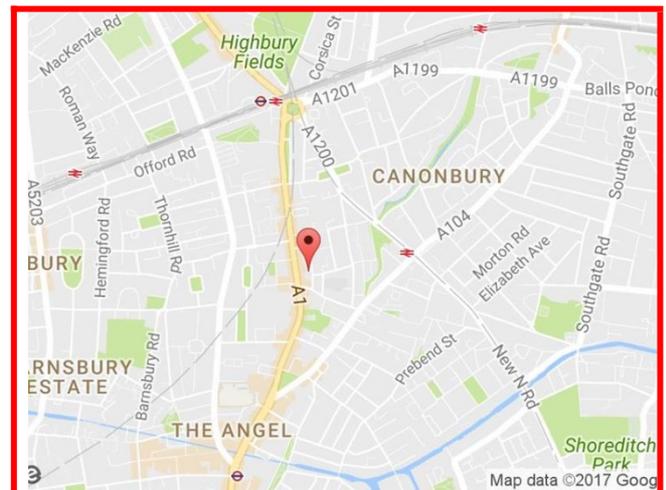
LEGAL COSTS: Each party to be responsible for their own legal costs.

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