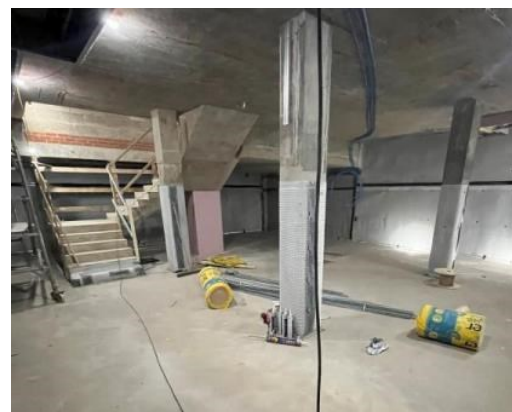


Retail | Office | Medical (E Class) TO LET



94 Essex Road, London, N1 8LU

Retail | Office | Medical (E Class)

AREA: 1,830 sq.ft (170 sq.m) approx. | RENT: £47,500 PAX

LOCATION:

The property occupies a very prominent position on a corner site on Essex Road opposite to Cross Street, next to 2 Islington retailing institutions being Steve Hatt's (fishmongers) and Elliott's (butchers), Essex Road has become a popular a busy popular alternative for shoppers, diners and evening entertainment with much of the road having been redeveloped and modernized over the last few years. The road benefits from the continual busy vehicles and bus routes along with the benefit Angel Underground Station and Essex Road Over ground station being accessible.

DESCRIPTION:

Forms part of this new high quality development offering a very well presented double fronted unit with double glazed frontage / two alternative entrance doorways arranged over lower ground and ground floor with a tradable lower ground space / both floors have high ceilings throughout and benefits from being located on a busy, highly visible pedestrian and vehicle local parade. This shopping location has become desirable for local shoppers looking for quality food outlets, night life and alternative shopping requirement. The area benefits from New office developments and in recent years numerous residential developments creating a high vibrant commercial and residential population. The landlord has requested no restaurant or hot food outlets but is open to a wide variety of Retailers / Medical / Showroom Users, available on a NEW FRI lease for a term of 5 / 10 or 15 years at £47,500 per annum exclusive plus vat (at the prevailing rate).

Regulated by:



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USE CLASS: A1 - Shops & Office (B1) Use

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	700	65
Lower Ground Floor	1,130	105
TOTAL	1,830 sq.ft	170 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Beautiful New Development
- Usable Retail Lower Ground Floor
- Affluent Islington Location
- Double Return Glazed Frontage
- Busy Retail Parade
- Double Door Entrance Facade
- High Ceiling Heights Throughout
- Very Visible Unit

TERMS: A New Full Repairing and Insuring Lease to be Agreed for a Term of 5, 10 or 15 years.

RENT: £47,500 PAX

RATES PAYABLE: Rateable Value estimated to be £ TBC per square foot. Each party is advised to contact the relevant local council.

VAT: VAT is payable (TBC).

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.

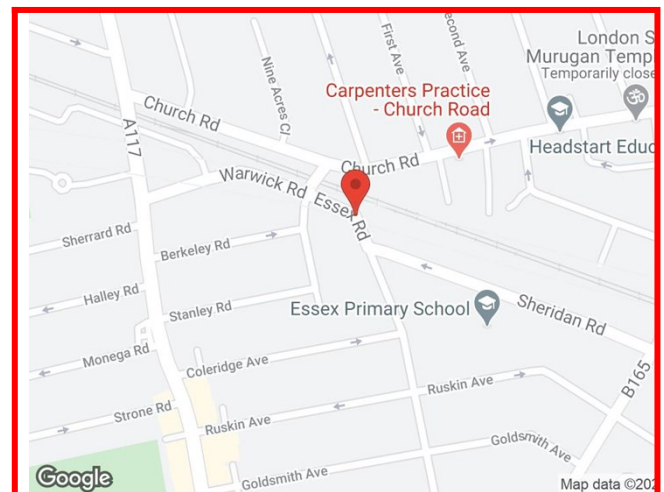
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Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor 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



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