

**A1 RETAIL/SHOWROOM
AVAILABLE****316 ESSEX ROAD
ISLINGTON
N1 3PB****LOCATION**

The property is located on the busy Essex Road (A104), just a 5 minute walk from Essex Road Station. The location is served by many bus routes, both in and out of the city as well as trains from Essex Road, Highbury & Islington and Angel.

The unit has a fully glazed frontage along Essex Road. Nearby retailers include **Magnet, Amberth Bathrooms & Kitchens, Tesco, Sainsbury's** and **The Architectural Forum**.

ACCOMMODATION

The premises are arranged over ground only comprising the following approximate net internal areas:

Ground Floor Area	103 sq m	(1,111 sq ft)
TOTAL	103 sq m	(1,111 sq ft)

The unit has the benefit of a loading bay/paid parking opposite that can be used for deliveries.

LEASE TERMS

The property is available on a new full repairing and insuring lease from the landlord for a term of 10 or 15 years.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VAT

All figures referred to are exclusive of VAT (if applicable).

EPC

Available on request.

**QUOTING RENT**

£37,500 per annum exclusive.

RATES

Rateable Value (18/19): £39,500
Rates Payable (est.): £18,960 per annum.

Further enquiries should be directed to the Local Rating Authority – London Borough of Islington (020 7527 2633)

PLANNING

The Landlord will consider alternative uses subject to obtaining change of use planning consent.

SERVICE CHARGE

To be Confirmed.

VIEWING

Strictly by appointment through:-

Nick Goodman

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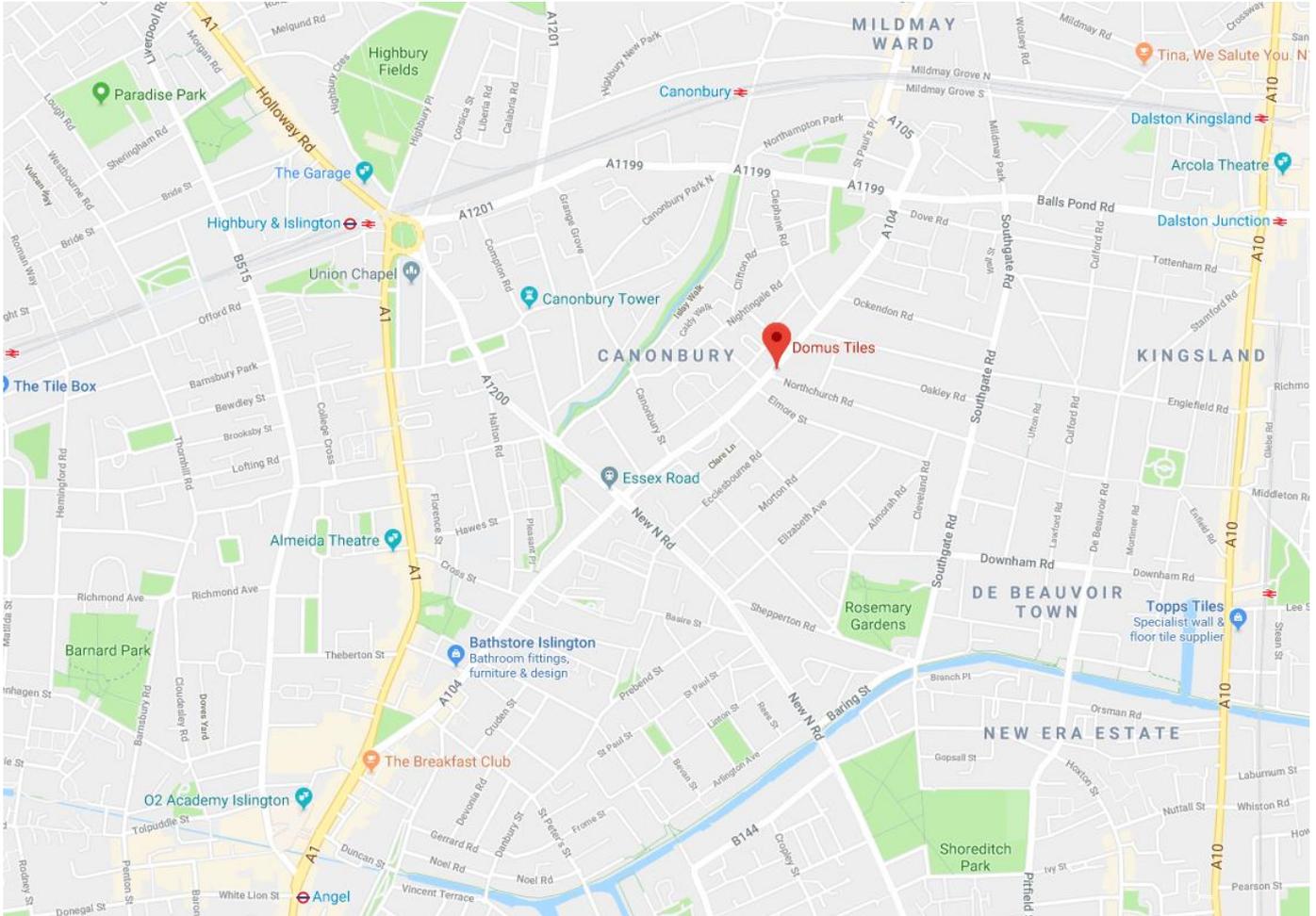
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316 Essex Road



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