**LONDON N1 – 33 ESSEX ROAD**

**PROMINENT A1 RETAIL OPPORTUNITY – SUBJECT TO VACANT POSSESSION**

**ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING**

**Location**
The property is well located on Essex Road in close proximity to Islington Green and Upper Street, only a short walk from Angel Underground Station.

The unit occupies the ground floor only of a large-scale residential development which includes More Yoga and Floatworks. Other nearby occupiers include Simmons Bar, Barrio and Planet Organic.

**Demise**
The property is arranged over ground floor only and comprises the following approximate dimensions and areas:

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Frontage</td>
<td>38' 9&quot;</td>
</tr>
<tr>
<td>Internal Width</td>
<td>44' 0&quot;</td>
</tr>
<tr>
<td>Shop Depth</td>
<td>58' 11&quot;</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>2,436 sq ft</td>
</tr>
</tbody>
</table>

Net Frontage: 11.82 m
Internal Width: 13.41 m
Shop Depth: 17.95 m
Ground Floor: 226.30 sq m

**Tenure**
A new effectively FRI lease for a term of years to be agreed. Subject to upwards only rent reviews every 5 years.

**Rent**
£95,000 per annum exclusive.

**Service Charge**
To be confirmed.

**Rates**
- Rateable Value: £91,000

Interested parties are advised to make their own enquiries to Islington Council on 020 7527 2000.

**EPC**
Available upon request.

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Further Information
For further information or to arrange a viewing please contact:

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