



ROBINSON  
WEBSTER



## LONDON N1 – 33 ESSEX ROAD

PROMINENT A1 RETAIL OPPORTUNITY – SUBJECT TO VACANT POSSESSION

ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING

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### 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 and Essex Road stations.

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**, **Latteria Cafe** and **Planet Organic**.

### Demise

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

Net Frontage:	38' 9"	11.82 m
Internal Width:	44' 0"	13.41 m
Shop Depth:	58' 11"	17.95 m
Ground Floor:	2,436 sq ft	226.30 sq m

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### Tenure

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

### Rent

On application.

### Service Charge

More information available upon application.

### Rates

Rateable Value:	£91,000
Rates Payable (19/20):	£47,684 p.a.

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:

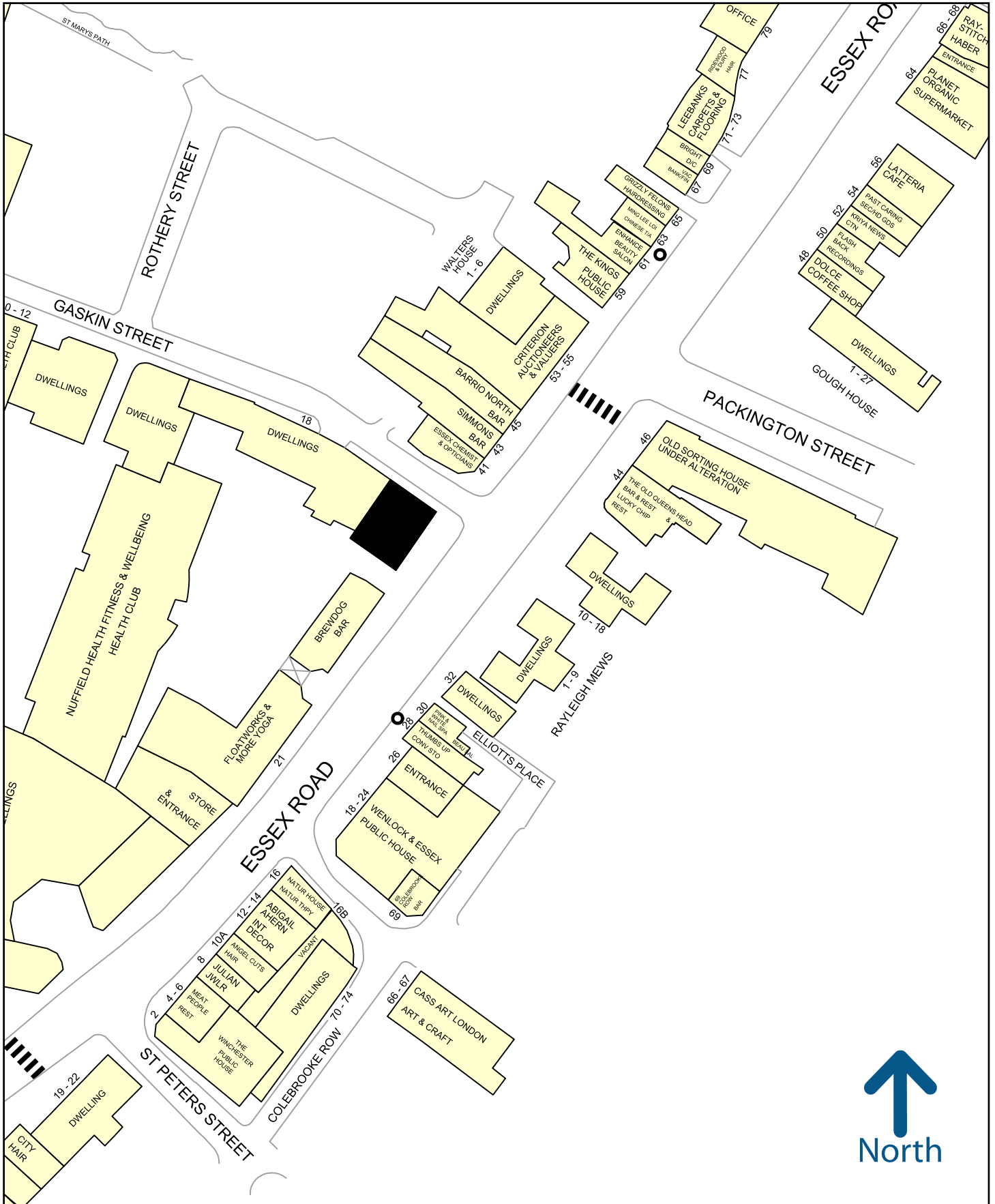
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50 metres

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