

London, N1 2BD
321 Essex Road, Islington

RETAIL/LEISURE UNIT TO LET

- **Prominent corner position**
- **Unit has A1 & D2 use**
- **Located between Sainsbury's & Tesco**
- **New sublease available**
- **Subject to vacant possession**

Location

The property occupies a prominent corner position at the junction of Church Road and Essex Road, with the main frontage facing onto Essex Road. The unit is a short walk from Essex Road overland station, and approximately 15 minutes walk from both Angel and Highbury & Islington tube stations.

The property is adjacent to **Sainsbury's**, with other nearby occupiers including **Tesco Express** and **Auping Beds**.

Description

The unit is arranged over ground floor only and has the following approximate net internal floor areas:

Ground floor sales: 2,021 sq ft (186.9 sq m)

Tenure

The property is available by way of a new sublease for a term to be agreed.

Rent

£44,000 per annum exclusive.



Rates

We understand that the premises are valued for rating purposes as follows:

Rateable Value	£35,250
UBR 2013/14	47.1p
Rates Payable 2012/13	£16,603

Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the above figures.

Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing please contact:

Jamie Stirling-Aird:

Tel: 07803 076 502

Email: jstirlingaird@blackstanniland.com

Martin Black:

Tel: 07850 366 000

Email: mblack@blackstanniland.com



Location Map

