



STRETTONS



5-3a Camden Passage, Islington, London, N1 8EA

Class E Retail / Leisure To Let | £48,500 per annum | 898 sq ft

020 8520 9911
www.strettons.co.uk

Ground and 1st floors Class E Retail 2-Storey Character Building Premises with Prominent Frontage to Camden Passage



- ◆ Prominent corner location on Camden Passage
- ◆ Excellent decorative order
- ◆ Currently running as a beauty salon
- ◆ Air Con
- ◆ Treatment rooms

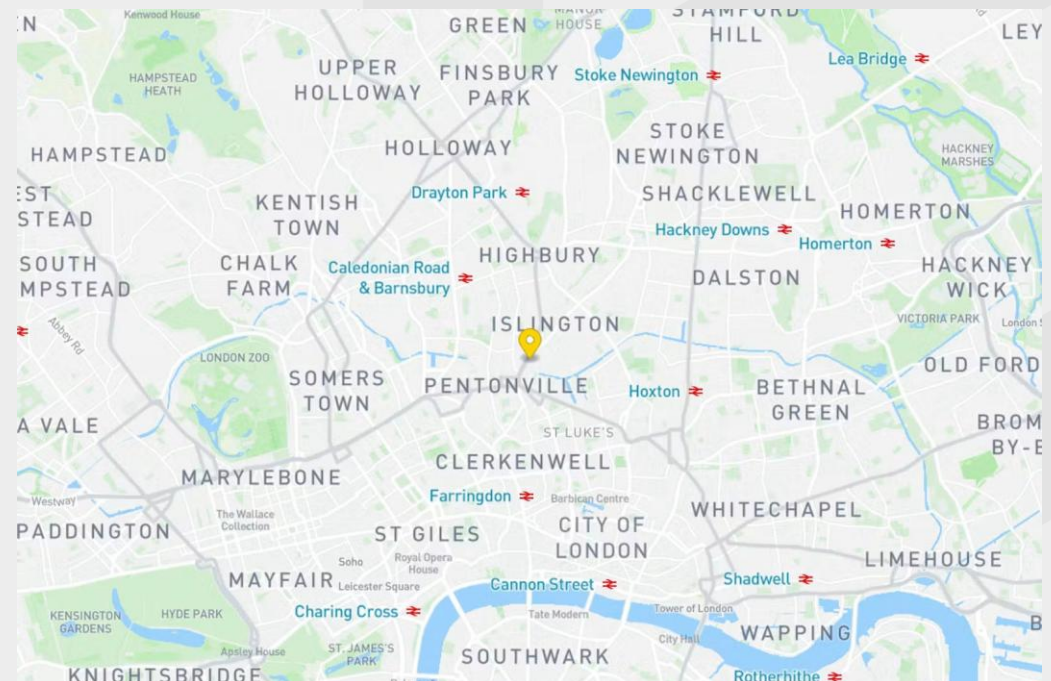


Description

Ground and 1st floors of a corner prominent 2-storey character building with prominent frontage to Camden Passage. The shop is currently trading as Caudalie a well-established beauty shop with open plan trading area over ground floor with tiled flooring, high ceilings, air conditioning in very good decorative order. The 1st floor has 3 treatment rooms also in very good condition, wood laminate floors, air conditioning, kitchen, wcs and plant room. The premises benefit from E class use and would be suitable for a wide variety of retail operators.

Location

The unit is situated on the corner of Camden Passage and Islington High Street, which has become a vibrant specialist shopping area with a wide variety of boutique retail and restaurant operators and is a very popular retail location in Islington. Angel Underground Station is within a few minutes' walk and regular bus routes service the area. Local occupiers include Cotswold Outdoor, Fredericks Restaurant, Moxtons (fishmonger), Bun from Home, The Breakfast Club, Japanese Gallery and many other independent operators, the Antique market which create quite a tourist hub as well as local interest. The Islington Design Centre is nearby, is next to all the shopping, bars, restaurants and high street facilities on Upper Street.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rates payable	Availability
Ground	311	28.89	£18,000 /annum	Available
1st Floor	587	54.53		Available
Total	898	83.42		

Tenure

New Lease

EPC

Has been commissioned

VAT

Not applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Finlay Milnes
07791744289
finlay.milnes@strettons.co.uk



Further Information
[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 13/08/2026