

# 4 CHARLTON PLACE, NI

344 SQ FT  
PRIME RETAIL OPPORTUNITY IN ANGEL FOR RENT  
CHARLTON PLACE ISLINGTON NI

Kitch Hair

4

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0203 175303  
www.kitchhair.co.uk  
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Trusted Family  
Franchise Group

OUR CLIENTS  
LOVE US!

SHOP  
SMALL  
HERE



## DESCRIPTION

This rarely available unit occupies the ground and first floor of an attractive period property, which has been beautifully fitted as a hair salon although would suit alternative occupiers.

The shop has a small outside yard and WC and benefits from newly installed air conditioning. Both floors have excellent natural light and good ceiling heights.

## AMENITIES



E CLASS USE



7 DAY TRADE



GOOD FOOTFALL



GOOD FRONTAGE



EXCELLENT  
TRANSPORT LINKS



PRIME  
LOCATION

## UPPER STREET RETAIL UNIT FOR RENT

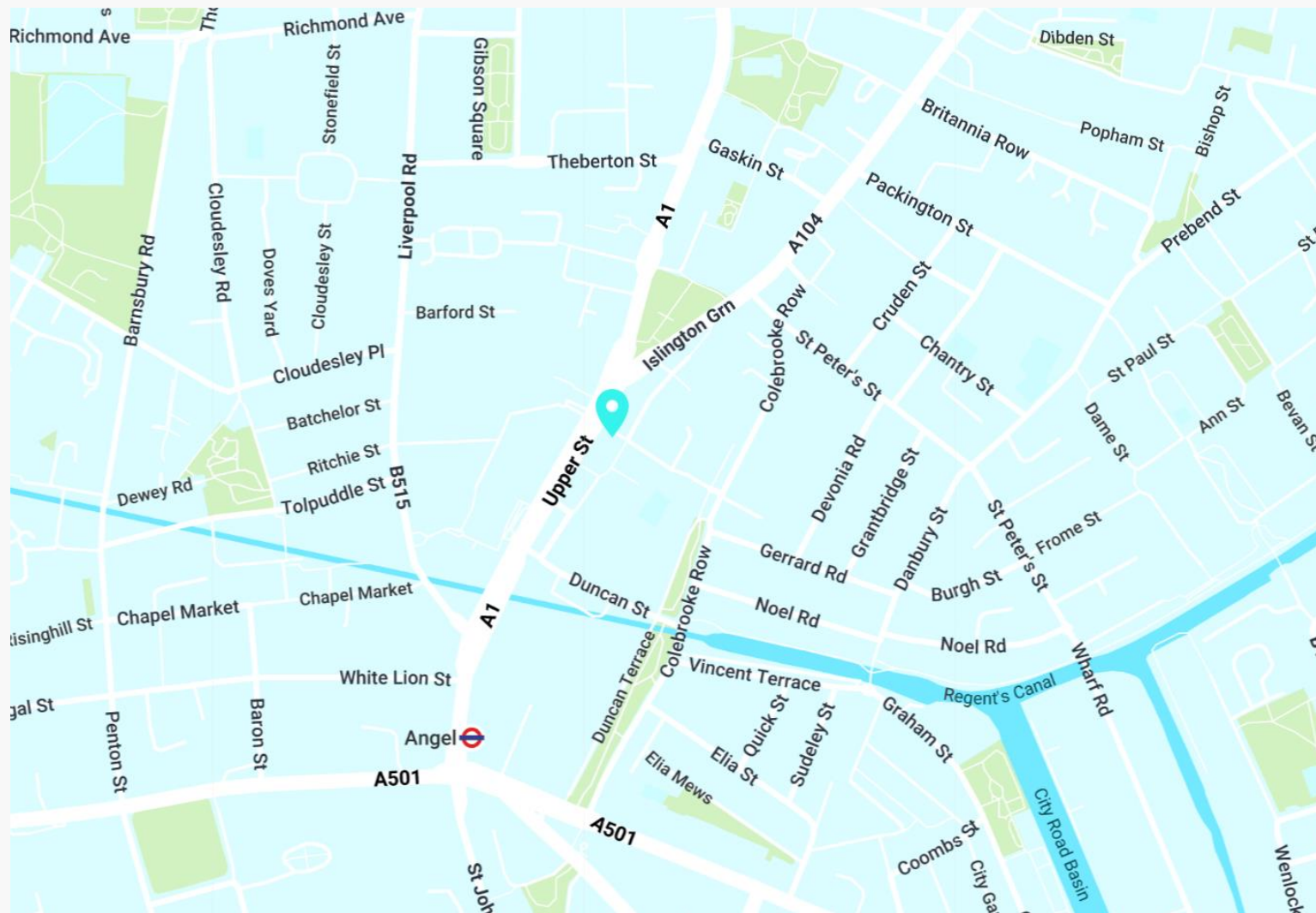




## LOCATION



Nearby retailers include Buns From Home, The Breakfast Club, Barber Smiths, Kipferl and Fredericks restaurant, as well as being home to the popular antiques market twice a week.



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground & First	344	Under Offer	£25,000 *	£10,665	nil	£2,972

LEASE

An assignment of a lease expiring 2030.  
The lease is subject to a landlord redevelopment break  
Alternatively a new lease may be available by negotiation

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

\*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

# VIEWINGS VIA SOLE AGENTS

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