

4 CHARLTON PLACE, NI

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

Kitch Hair

Kitch
Hair

@kitchhair

4



0203175303
www.kitchhair.co.uk
@kitchhair

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





TRANSPORT

Angel - 4 min walk



Highbury and Islington – 15 mins

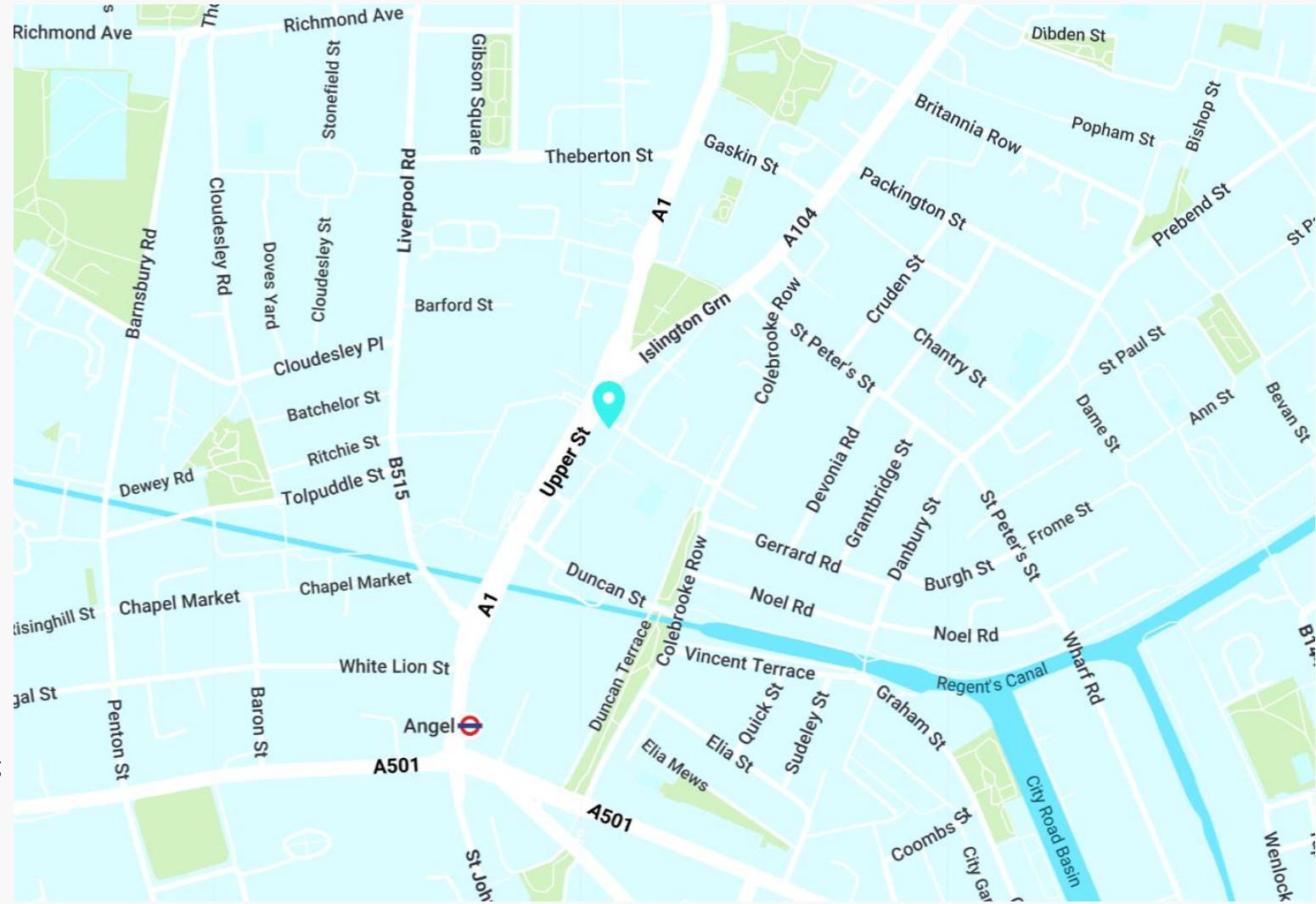


AREA

Situated on Charlton Place which is a cobbled street connecting Upper Street to Camden Passage. The property benefits from good footfall and is a short walk to Angel station.

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.

LOCATION



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.

VIEWINGS VIA SOLE AGENTS

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