



ROBERT IRVING BURNS



282-284 ST PAUL'S RD

LONDON N1 2LH

TO LET
GROUND FLOOR DOUBLE FRONTED
RETAIL PREMISES
TO BE WHITE BOXED

SUITABLE FOR RETAIL,
MEDICAL, OFFICE, LEISURE ETC.
RESTAURANT USES WILL BE CONSIDERED

890 sq.ft

GROUND FLOOR

Specification

- Double fronted
- Capped of services
- Premises to be whiteboxed
- Internal WC
- Excellent ceiling height
- Fantastic natural light
- Roller shutters

Description

This unique retail opportunity is arranged over ground floor, benefitting from excellent ceiling height, 2 separate entrances, fantastic natural light and capped off services.

The unit could suit a number of different uses and the landlord will consider restaurants use.

The unit further benefits from roller shutters.



Please note the photo is edited with AI



Trullo



Prawn On The Lawn Islington



The Alwyne Castle



The Hen & Chickens Theatre Bar

Location

This building boasts a prime double frontage on Highbury & Islington's busiest parade, surrounded by top-tier occupiers like Trullo, Prawn on the Lawn, Sainsbury's Local, and Yield N1.

The area thrives on strong community support, fostering successful independent businesses. Excellent transport links include the Victoria Line, Overground, and multiple bus routes, all just minutes away.

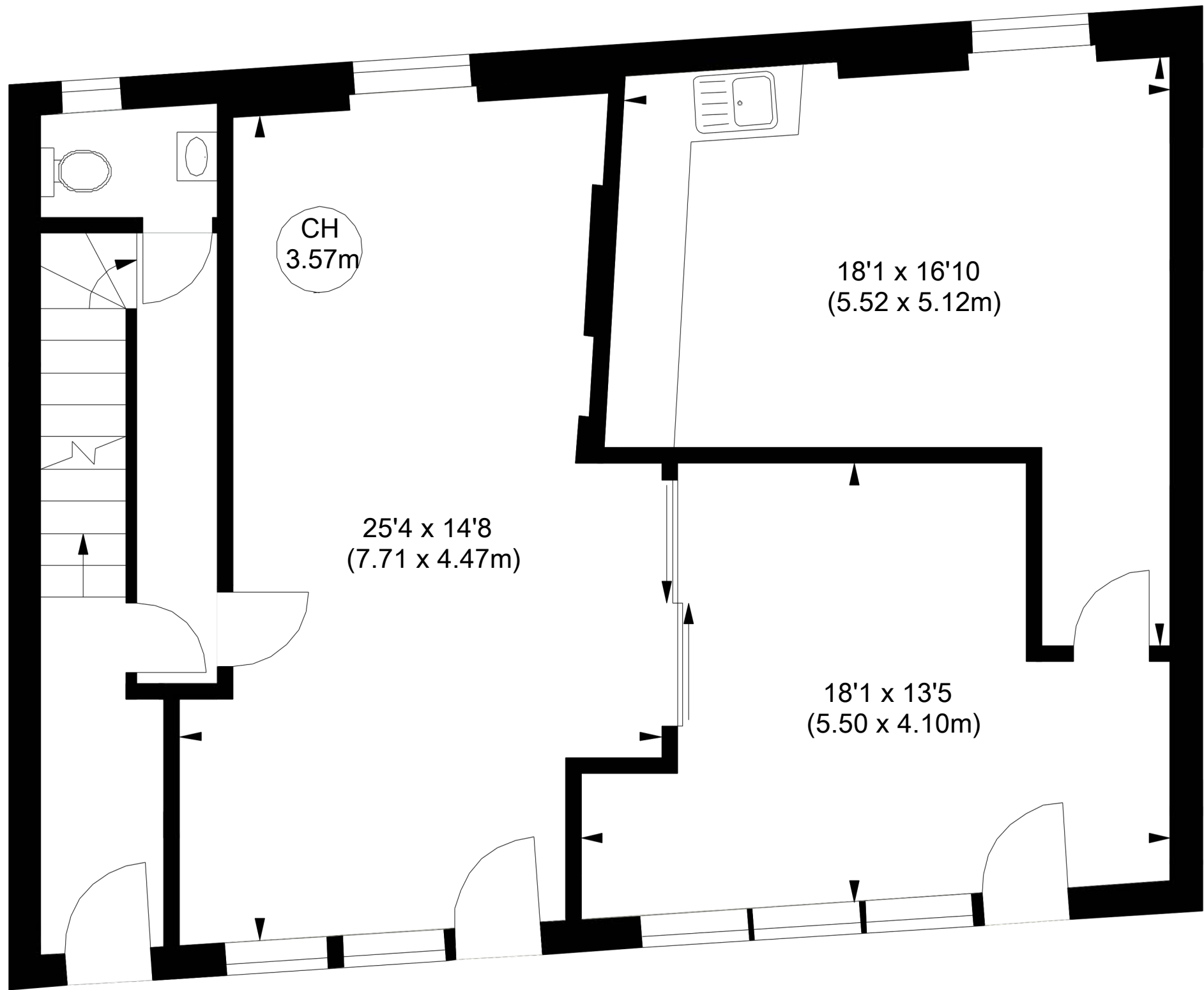
Financials

Floor	Ground Floor
Total Size (sq.ft.)	890
Quoting Rent (p.a.) excl.	£50,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£18,139
Estimated Occupancy Cost excl. (p.a.)	£68,139

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

Floor plan

*Not to scale



GROUND FLOOR
(890 sq ft.)

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled floor plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. August 2025



ROBERT IRVING BURNS

CONTACT US

Ben Kushner
020 7927 0637
Ben.k@rib.co.uk

Thomas D'arcy
020 7927 0648
Thomas@rib.co.uk

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Matthew Mullan
020 7927 0622
Matthewm@rib.co.uk

WWW.RIB.CO.UK