

344 Upper Street, London, N1 0PD
Class E Retail / Leisure Lease For Sale | £38,000 per annum
413 sq ft

London's Green
Neighbourhood

LEASE FOR SALE

Premium £60,000
for the benefit of the
lease, prominent
location on Upper
Street



- ◆ Prominent location
- ◆ Self-contained
- ◆ Ground and first floor
- ◆ Busy footfall
- ◆ Premium of £60,000
- ◆ 10-year lease from August 2023

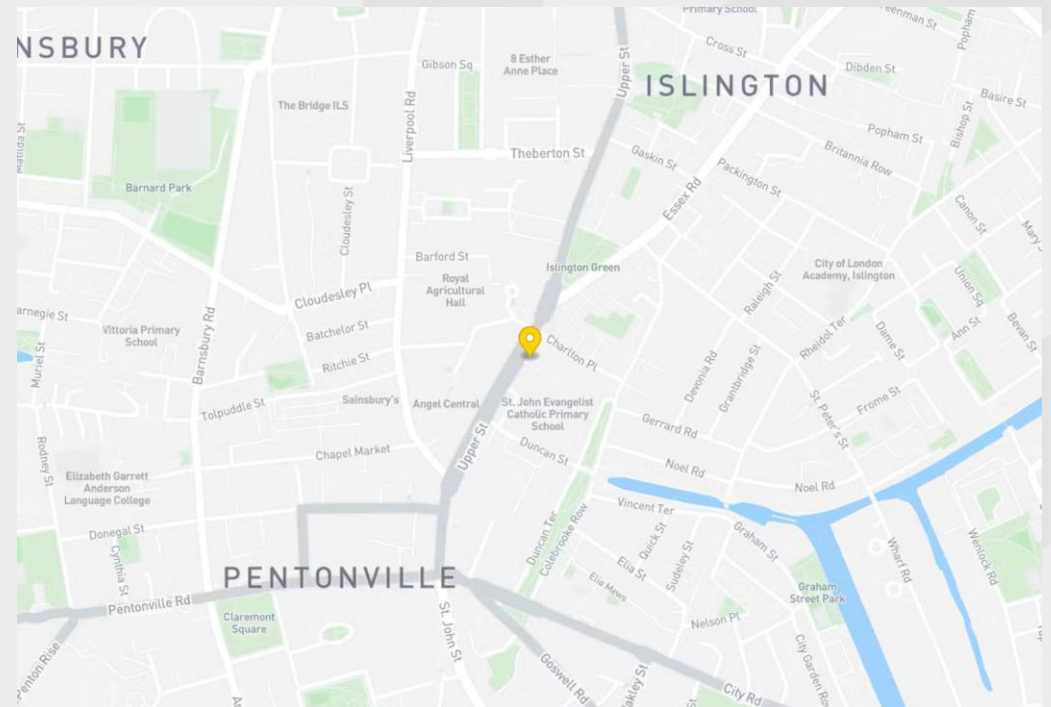
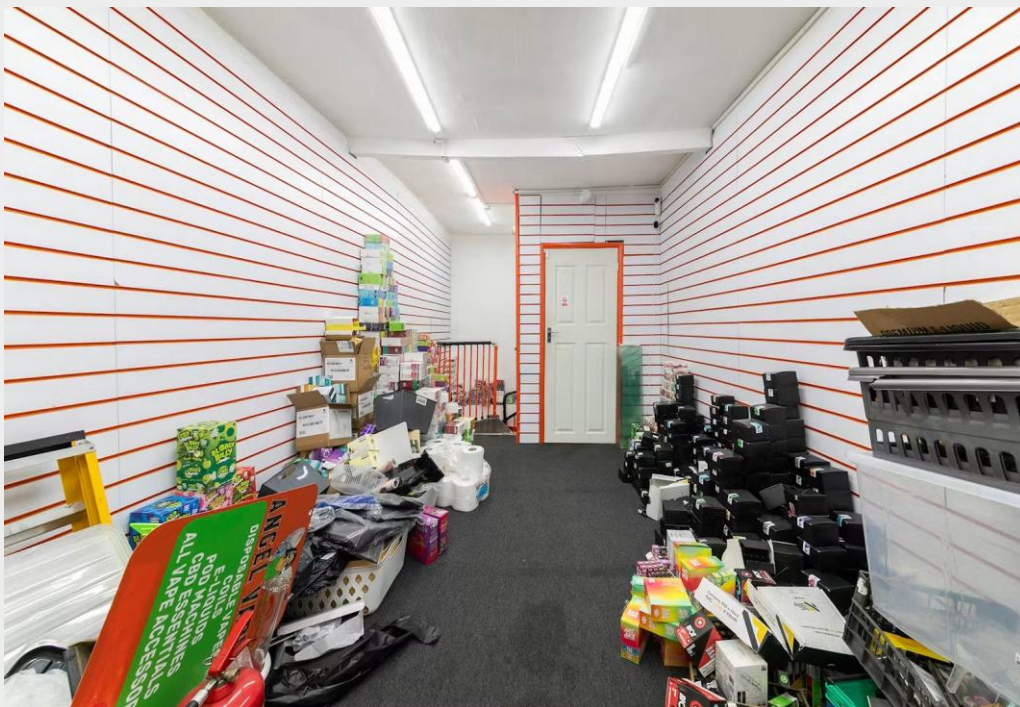


Description

A period terraced building arranged over two floors, benefitting from E Class use currently trading as a vape store.

Location

The property is prominently located close to the corner of Charlton Place and Upper Street and nearly opposite The Islington Business Design Centre, close to Islington Green. It is also approximately a 3 minute walk to Angel Station within walking distance to Highbury & Islington Station and numerous buses serve the area. Upper Street is the main Islington thoroughfare offering many bars, restaurants and retail outlets.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent	Rates payable	Availability
Ground	250	23.23			
1st	163	15.14			
Total	413	38.37	£38,500 / annum	£7,056 / annum	Available

Tenure

Assignment of a Lease

EPC

Has been commissioned

VAT

Not applicable

Configuration

Not Fitted

Contacts

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