



102 Murray Grove

London, N1 7QP

## 395 sq ft Retail unit to let

**395 sq ft**  
(36.70 sq m)

- Class E use
- £18k premium
- Large windowed frontage
- Old Street station close by
- Easy loading/unloading access
- Equipped to be run as a takeaway shop

# 102 Murray Grove, London, N1 7QP

## Summary

<b>Available Size</b>	395 sq ft
<b>Rent</b>	£29,000 per annum £18k premium applicable.
<b>Rates Payable</b>	£3,326.40 per annum Small business rate relief applicable - the unit currently has 100% off business rates.
<b>Rateable Value</b>	£7,700
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D

## Description

Ground floor retail unit to let close to Old Street Station. This unit is suitable for food use, with extraction already in place. The unit also benefits from large windowed frontage, and a door to the rear of the shop for easy loading/unloading.

The store previously operated as an Indian food takeaway shop.

There is a premium of £18,000 required for the existing fixtures and fittings.

## Location

Close to Old Street station, Murray Grove is just a 10-minute walk away, towards Hoxton where a community of local residents, creatives and after-work socialisers will be right on your doorstep.

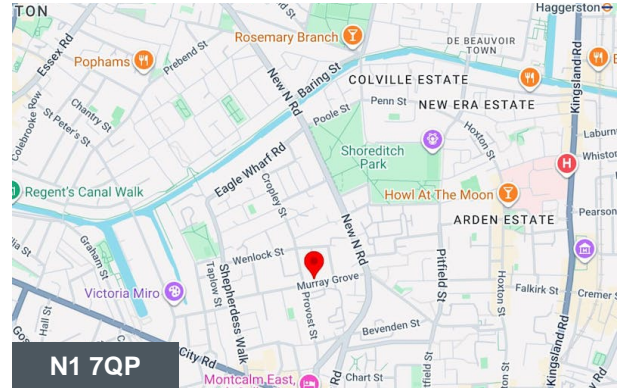
## Accommodation

The accommodation comprises the following areas:

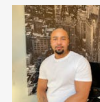
Name	sq ft	sq m	Rent	Rates Payable	Availability
Unit	395	36.70	£29,000 /annum	£3,326.40 /annum	Available
<b>Total</b>	<b>395</b>	<b>36.70</b>			

## Premium/Goodwill

A premium of £18,000 is being sought for the existing fixtures and fittings



## Viewing & Further Information



### Quba Medford

020 7613 4044 | 07912883110

quba@fyfemcdade.com

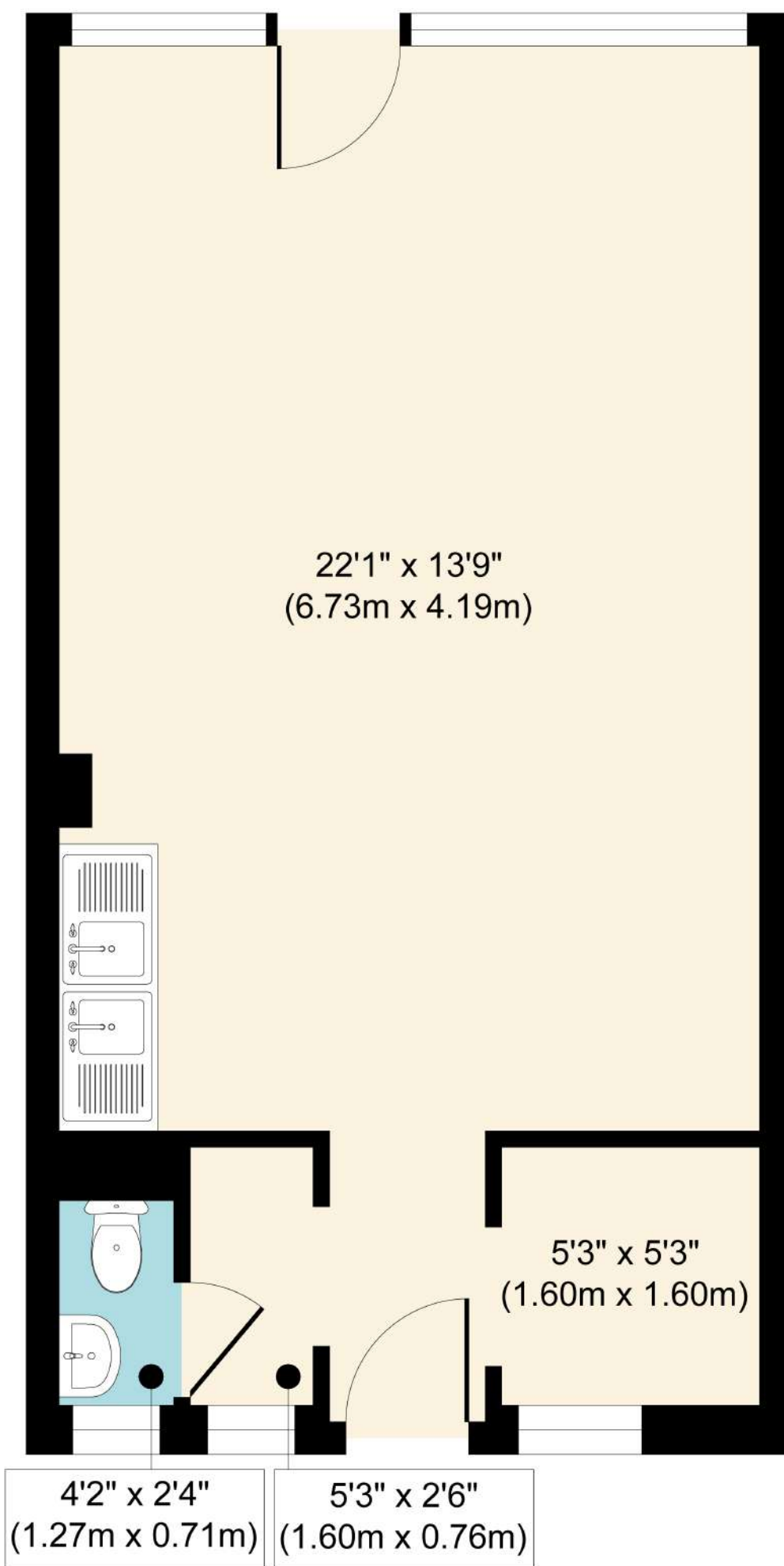
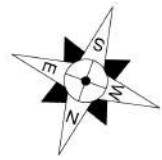


### George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com





## Ground Floor

**Approx. Gross Internal Floor Area 395 sq. ft / 36.69 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property