



19 Camden Passage

Islington, London, N18EA

Prime shop To Let on iconic Camden Passage, Islington.

701 sq ft
(65.13 sq m)

- Camden Passage shop parade
- Prime Islington location
- High footfall
- Ground & First floor
- Large window display
- Retail, showroom and/or office use
- Angel Tube station within walking distance
- Available now

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Summary

Available Size	701 sq ft
Rent	£52,500 per annum
Rates Payable	£27.58 per sq ft 40% business rates relief for eligible retail, hospitality & leisure premises.
Rateable Value	£38,750
Service Charge	No service charge. Building and terrorism insurance cost is £536 pa.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

A 701 sq ft of bright, flexible retail space arranged over the ground and first floors. The unit has excellent frontage, strong natural light, and an easy-to-use layout suitable for a range of retail uses. It provides a clean, inviting space that's well-suited for boutique, lifestyle, homeware, or speciality retailers.

Location

The shop is located in the heart of Camden Passage, one of Islington's most well-known and attractive retail destinations. This pedestrian-focused street is famous for its independent boutiques, cafés, and long-established antiques market, drawing steady footfall from locals, visitors, and nearby Upper Street shoppers. With its vibrant atmosphere and strong mix of surrounding traders, Camden Passage offers a highly desirable setting for retailers looking for visibility and year-round customer traffic.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	701	65.13	Available
Total	701	65.13	

Clarification

Please note that the current photographs do not reflect the shop's present condition, as the landlord has instructed a contractor to carry out redecoration works. Updated images will be provided once the works are completed.



Viewing & Further Information



Quba Medford
020 7613 4044 | 07912883110
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Energy performance certificate (EPC)

19 Camden Passage
LONDON
N1 8EA

Energy rating

B

Valid until:

11 February 2030

Certificate number:

0920-5287-0320-6930-3084

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

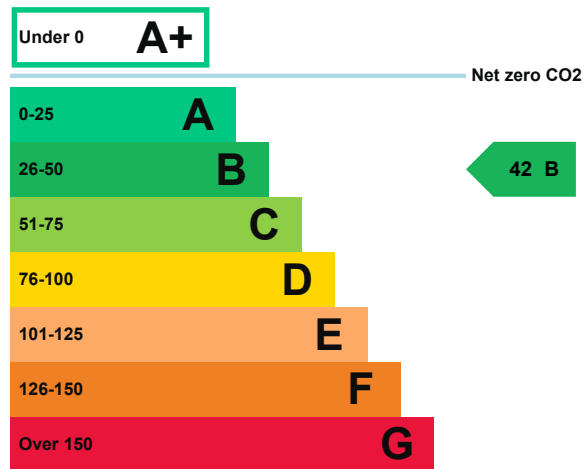
66 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

64 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	61.06
Primary energy use (kWh/m ² per year)	357

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2568-4032-0802-0300-9795\)](/energy-certificate/2568-4032-0802-0300-9795).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Alan Bouquet
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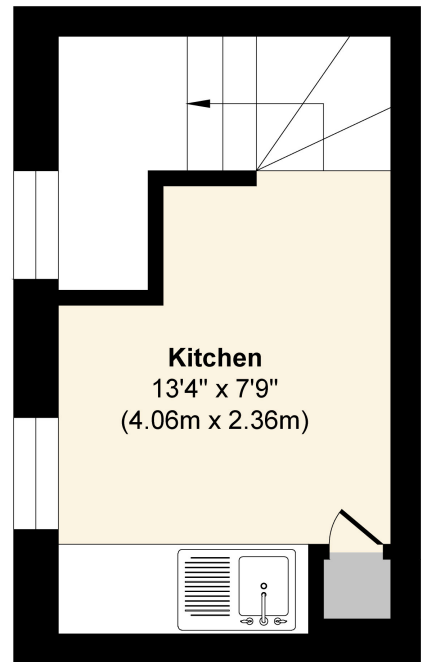
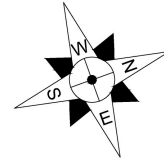
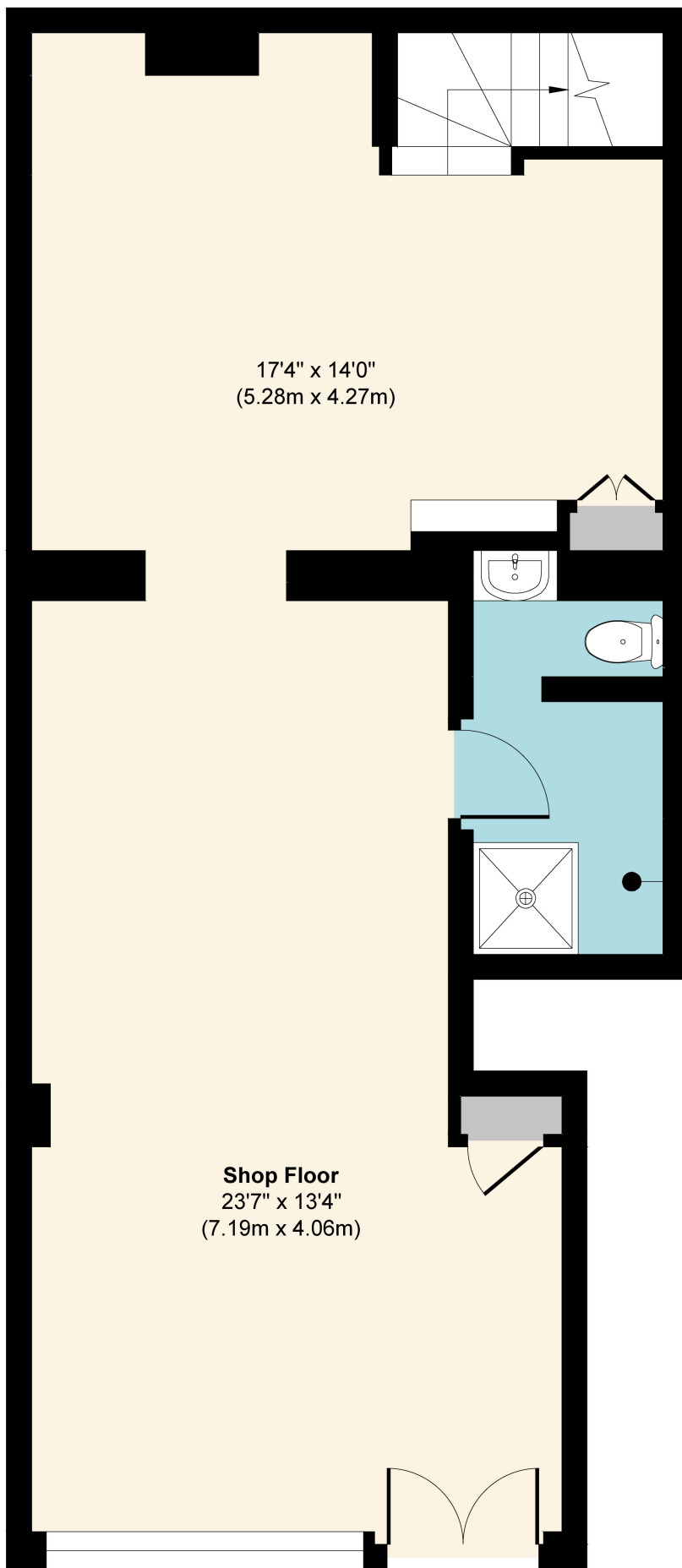
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO010616
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	The Green Age Ltd.
Employer address	Unit 1, Kingston Business Centre, Chessington, KT9 1DQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 February 2020
Date of certificate	12 February 2020



Approx. Gross Internal Floor Area 701 sq. ft / 65.12 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