



STRETTONS



5-3a Camden Passage, Islington, London, N1 8EA

Class E Retail / Leisure To Let | £48,500 per annum | 898 sq ft

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Ground and 1st floors Class E Retail 2-Storey Character Building Premises with Prominent Frontage to Camden Passage



- Prominent corner location on Camden Passage
- Excellent decorative order
- Currently running as a beauty salon
- Air Con
- Treatment rooms

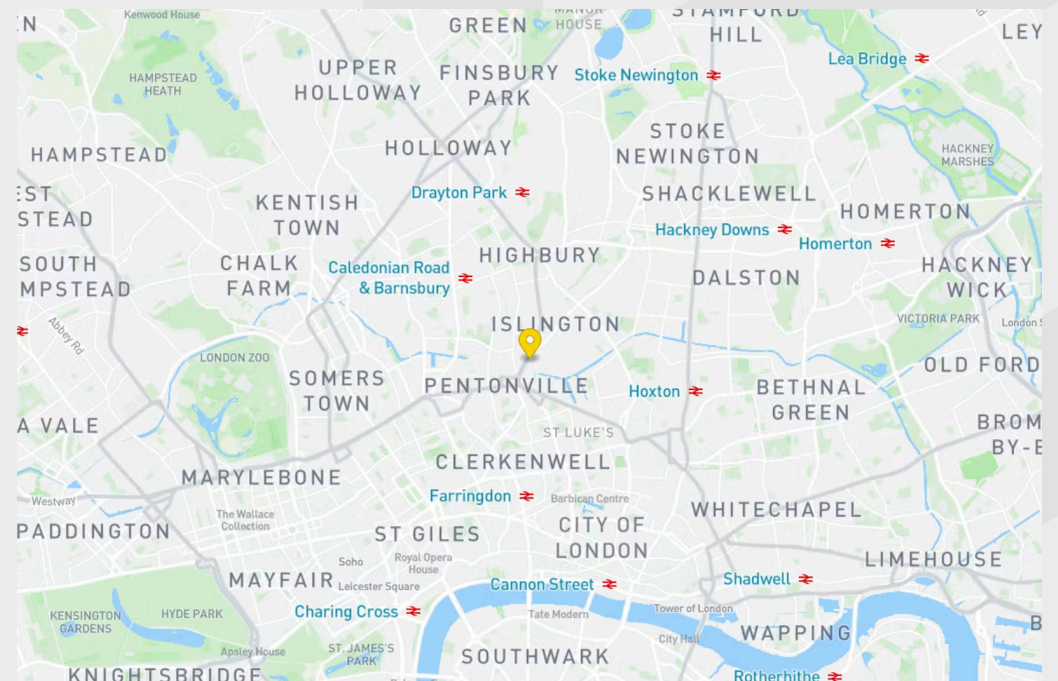


Description

Ground and 1st floors of a corner prominent 2-storey character building with prominent frontage to Camden Passage. The shop is currently trading as Caudalie a well-established beauty shop with open plan trading area over ground floor with tiled flooring, high ceilings, air conditioning in very good decorative order. The 1st floor has 3 treatment rooms also in very good condition, wood laminate floors, air conditioning, kitchen, wcs and plant room. The premises benefit from E class use and would be suitable for a wide variety of retail operators.

Location

The unit is situated on the corner of Camden Passage and Islington High Street, which has become a vibrant specialist shopping area with a wide variety of boutique retail and restaurant operators and is a very popular retail location in Islington. Angel Underground Station is within a few minutes' walk and regular bus routes service the area. Local occupiers include Cotswold Outdoor, Fredericks Restaurant, Moxtons (fishmonger), Bun from Home, The Breakfast Club, Japanese Gallery and many other independent operators, the Antique market which create quite a tourist hub as well as local interest. The Islington Design Centre is nearby, is next to all the shopping, bars, restaurants and high street facilities on Upper Street.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rates payable	Availability
Ground	311	28.89	£18,000 /annum	Available
1st - Floor	587	54.53	On Application	Available
Total	898	83.42		

Tenure

New Lease

EPC

Has been commissioned

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information
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