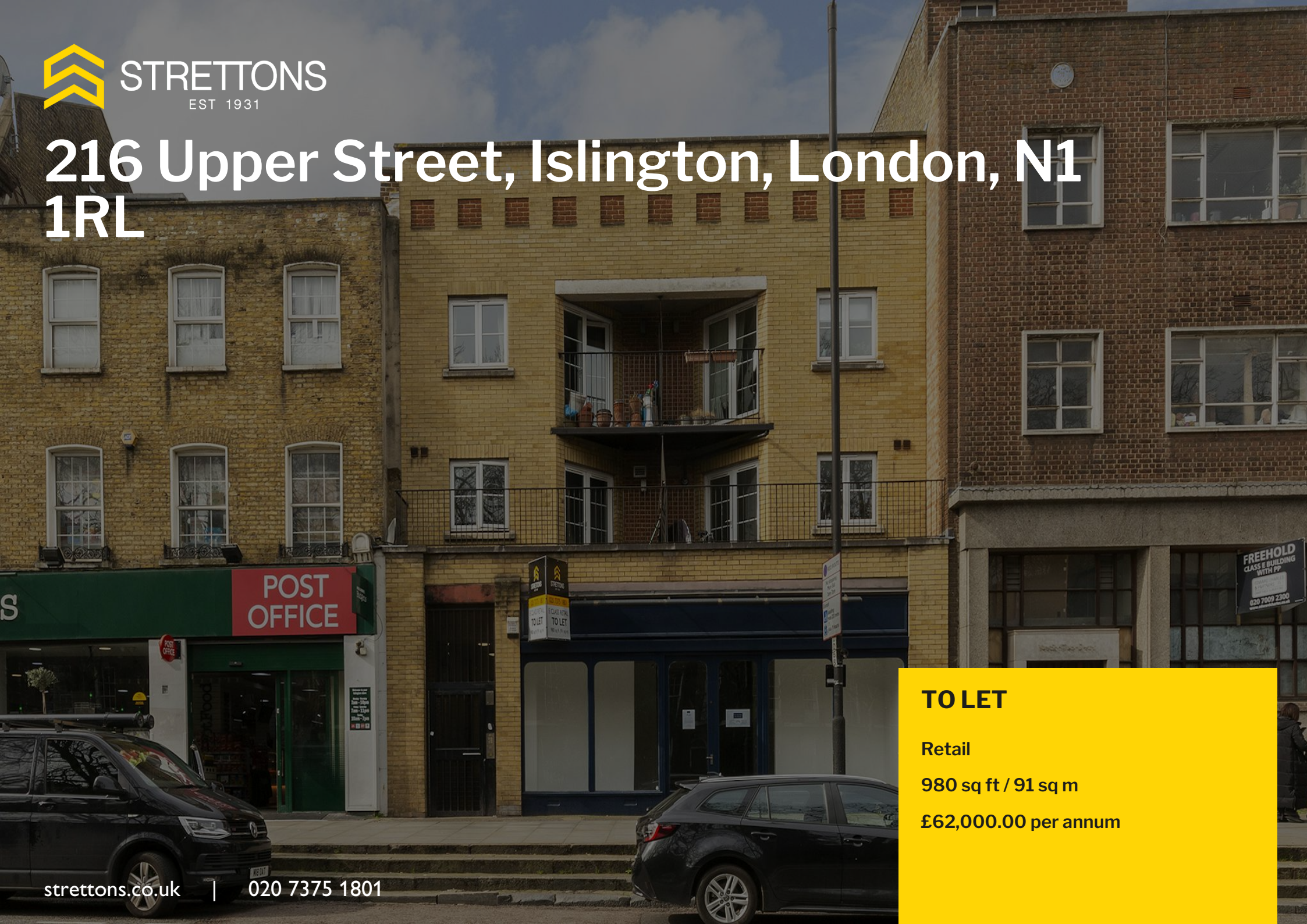


# 216 Upper Street, Islington, London, N1 1RL



## TO LET

Retail

980 sq ft / 91 sq m

£62,000.00 per annum



# Ground floor E Class retail unit in the heart of Islington only moments from Highbury and Islington Station.



- 2 minutes walk from Highbury and Islington station
- Double fronted
- Electric awning
- Air conditioning



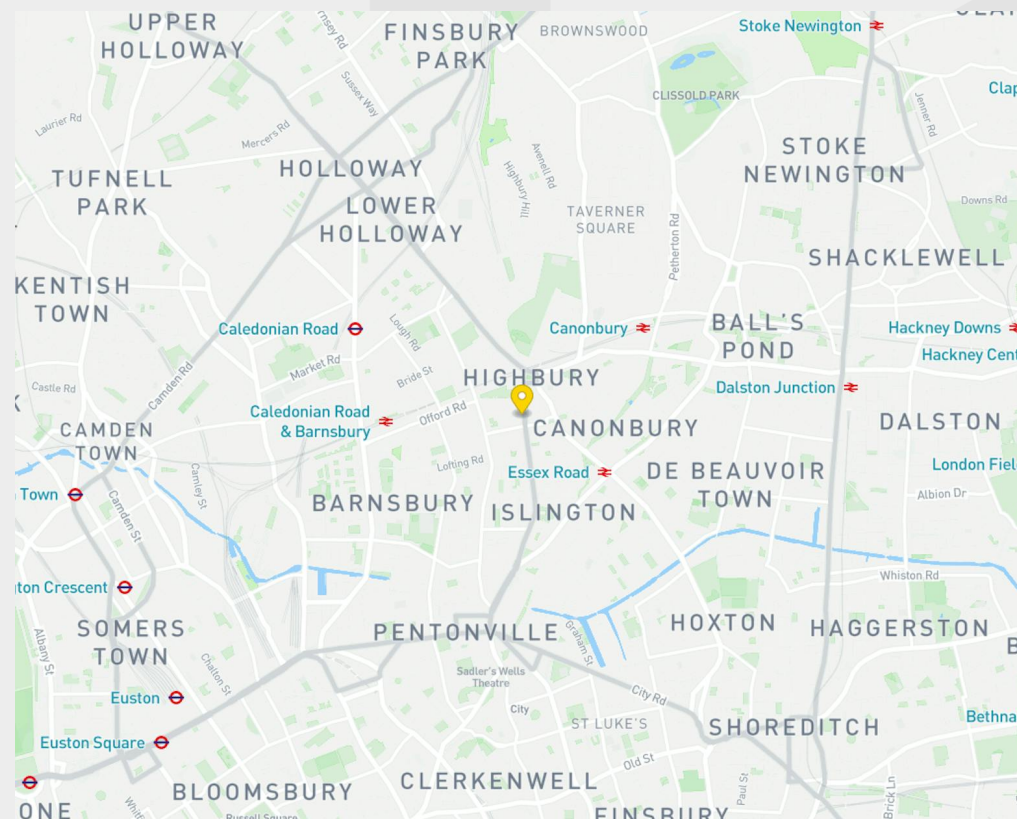


## Description

The unit forms part of a 3-storey terraced mixed-use building and is located on the ground floor. It was a gallery and picture framing shop and has Class E use. The unit benefits from a double fronted entrance, CCTV, air conditioning, WC and kitchenette, and electric roller shutters.

## Location

Upper Street is a vibrant hub in the heart of Islington with many attractions, restaurants, bars, retail, office, cinema, theatres etc. The area is well served by Angel (Northern Line) and Highbury & Islington stations (Overground, Great Northern and Victoria lines) is a 2 minute walk. There are numerous bus routes and good road connections linking to the City and West End of London. Local occupiers include Budgens, Hope & Anchor Pub, Bright Start, McDonald's, Pret a Manger and many other retail and café occupiers.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	980	91	£62,000 /annum	£24,250 /annum	£50 /annum	Available

### Tenure

New Lease

### EPC

C

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

[View on Website](#)

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