

**212-220 Essex Road
London
N1 3AP**

FOR RENT – DOUBLE FRONTED RETAIL (A1) PREMISES (A2 STP)



Size: 919 sq ft (85.4 sq m) to 2,928 sq ft (272 sq m) approx. GIA

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Location:

The property is located on Essex Road, between the junctions of Rotherfield Road and New North Road. The local area is predominately residential, interspersed with shops and offices in the locality. The property forms part of a parade of shops which has a diverse mix of users.

Description:

The property is arranged over ground floor and basement and will be offered in a shell and core state with capped services.

Floor:	Sq ft	Sq m
Ground Floor:	919	85.4
Basement:	2,009	186.6
Total:	2,928	272

Rent:

The premises are available to rent on a new Full Repairing and Insuring lease for a term to be agreed. There are three possible options:

Ground Floor & Basement-**£65,000 per annum exclusive.**

Ground Floor- **£45,000 per annum exclusive**

Ground Floor & Part Basement- **£55,000 per annum exclusive**

Use Class:

The unit currently has A1 Retail use however the client will consider A2 use class. subject to obtaining planning consent.

VAT:

To be confirmed.

Business Rates:

All interested parties are advised to make their own enquiries with the London Borough of Islington.

Legal Costs:

Each party to cover their own legal costs incurred in the transaction.

EPC:

EPC is available on application

Viewing:

Strictly by appointment through the landlord's Joint Sole agents Goodsir Commercial or Currell Commercial.



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www.goodsircommercial.co.uk

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