

FOR RENT

**A3 RETAIL UNIT AVAILABLE ON CHAPEL
MARKET IN ISLINGTON**



Size: 1,027 Sq. ft (95.47 Sq. m) GIA approx.

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

LOCATION

The property is located on the north side of Chapel Market, close to the junction with Baron Street. Chapel Market is a busy market street throughout the day and benefits from a wide range of retailers including companies such as **Subway, McDonald's, Specsavers and William Hill.**

DESCRIPTION

The premises are arranged over the ground floor and basement benefitting from an existing fit-out. The property has the following gross internal floor areas:

Floor:	Sq Ft	Sq M
Ground Floor Restaurant:	377 sq. ft	35.02 sq. m
Ground Floor Kitchen:	175 sq. ft	16.27 sq. m
Ground Floor W/C	57 sq. ft	5.35 sq. m
Basement	418 sq. ft	38.83 sq. m
Total:	1,027 Sq. Ft	95.47 Sq. M

TERMS

The premises are available to rent on a new Full Repairing and Insuring lease for a term of 15 years, **at a rental of £30,000 per annum exclusive per unit.**

SERVICE CHARGE

To be confirmed

USE CLASS

The unit currently has A3 Retail use.

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 this transaction.

EPC

EPC is available on request

VIEWING

Strictly by appointment through the Landlord's Sole Agents: Goodsir Commercial Limited

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