



54 Essex Road, London, N1 8LR

- Premises:** Ground Floor and Basement
- Area ft²:** 925
- Rent £/ft²:** £57
- Rent PA:** £52,500
- Use Class:** A1 - Shops
- Rates:** All interested parties are advised to make their own enquiries.
- Legal Costs:** Each party to cover their own legal costs incurred in this transaction.
- Terms:** The property is available by way of a new FRI lease for a term to be agreed.
- VAT:** To be confirmed
- Service Charge:** To be confirmed.
- EPC:** Available upon request.
- Viewing:** Strictly by appointment only.

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Location:
The unit is located on the desirable Essex Road, surrounded by numerous bars, restaurants and shops. Nearby operators include; Planet Organic, Food Lab, Barrio, Prague Bar, Brewdog and many more. The unit is serviced by numerous bus routes leading both into the city and out towards North and East London. Angel Tube is an 8 minute walk away.

Description:
The unit is situated over the ground and lower ground floors. The Basement has got a great ceiling height and is a very usable space. The unit also benefits from use of the pavement space outside. This can be used for stock display or customer seating purposes (circa 24 covers).

The Landlord would consider A3 use subject to planning.

Floor	Sq Ft	Sq M
Basement	478	44
Ground Floor	447	42
Total	925	86

(All measurements are approx. on a NIA basis)

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