

**199a UPPER STREET
ISLINGTON
LONDON N1 1RQ**

Location

The property is situated at the northern end of Upper Street near Highbury & Islington tube station. Neighbouring occupiers Holland include Budgens, Holland and Barrett, Crisis and Sefton Menswear.

Description

The premises comprise a ground floor shop with the following approximate dimensions and areas:

Net Frontage	9ft 7ins	2.9m
Shop Depth	25ft 3ins	7.7m
Sales Area	242 sq ft	22.5m ²

Lease

A new underlease outside the L & T Act expiring in December 2026.



Rent

£28,000 p.a. exclusive

Rates

To be assessed.

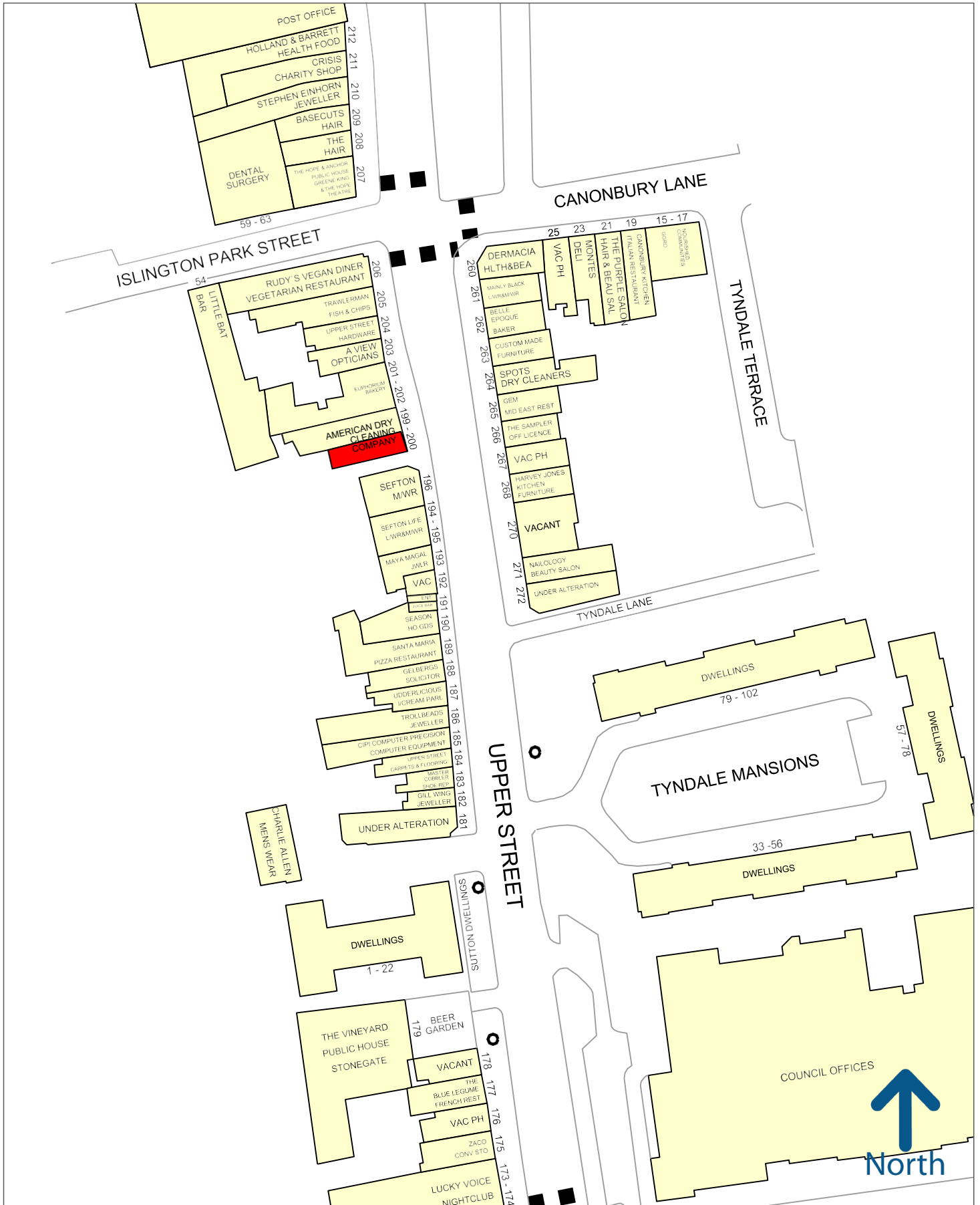
Legal Costs

Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment through
John Charles 07889 035155
jc@lcg.uk.com

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.



50 metres

Experian Goad Plan Created: 27/01/2023
Created By: LCG



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