

**338 UPPER STREET
ISLINGTON
LONDON N1 0PB**



Location

The property occupies a prime location on the east side of Upper Street close to Angel Underground Station and opposite the Business Design Centre. . Adjacent occupiers include Pizza Express, Chipotle, Gordon Ramsay Street Burger and Thai Square.

Description

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

Frontage	14 ft 3ins	4.3m
Shop Depth	33ft	10m
Sales Area	515 sq ft	47.7m ²

Lease

The premises are held on a 10 year lease from July 2019 inside the L & T Act, subject to rent review and a tenant's break option in July 2024 at a rent of £47,500 p.a. exclusive.

Premium

Premium offers are invited.

Rates

Rateable Value £43,750

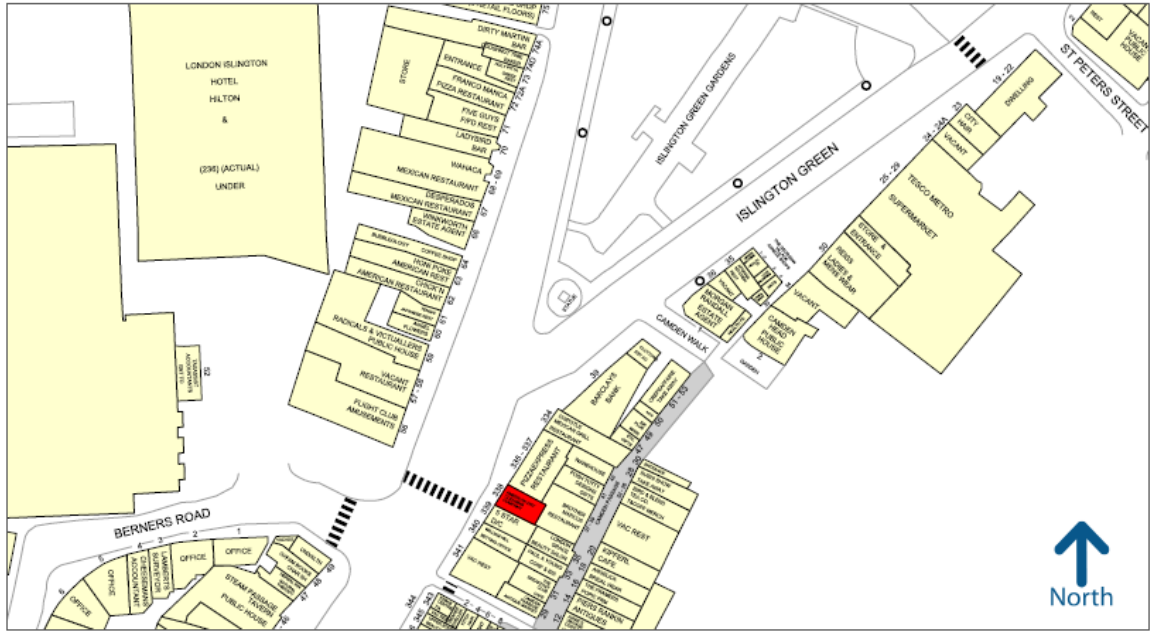
Legal Costs

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.



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