**247 Liverpool Road**
**Islington**
**London**
**N1 1LX**

## TO LET - By Way of New Lease

**£11,500 Per annum**

Located between Islington High Street and Holloway Road, running parallel to Upper Street through the area of Barnsbury. Highbury Corner and Highbury & Islington Stations a few minutes walk.

*Islington*

## Description
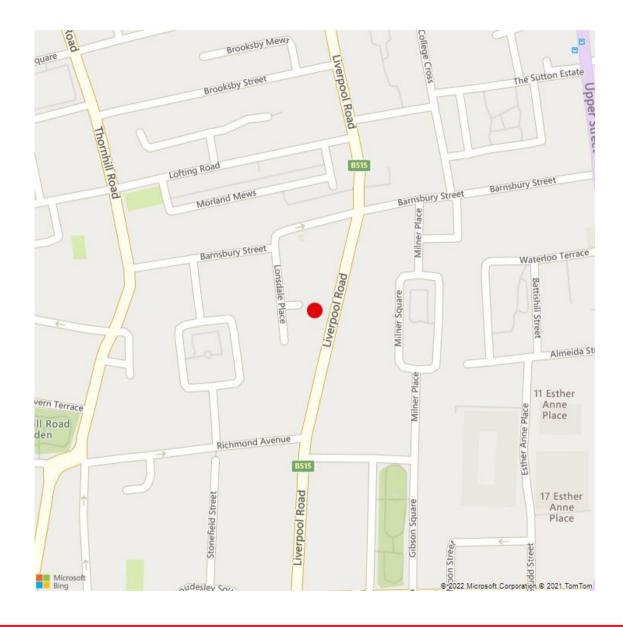
Small cafe/sandwich bar offering 215 sq.ft. approx.
Recently refurbished
Premises has no extraction or any means of adding

**Paul Simon Seaton**
Commercial & Investment

**www.psscommercial.com**
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

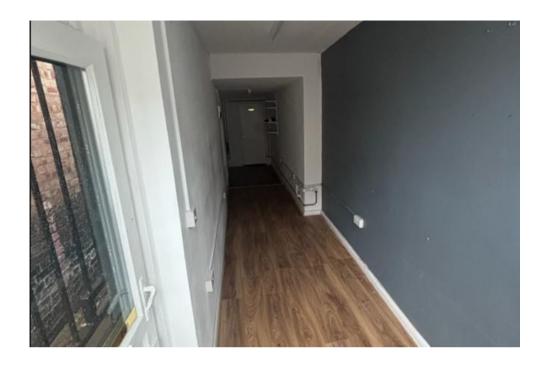**0208 800 4321**
info@psscommercial.com

## Rent
£11,500 per annum

## EPC
Energy Rating C - Valid until Jan 2033

## Tenure
By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Legal Costs
Each side to be responsible for their own legal fees.

## Rates

Rateable value - £3,900 (as taken from Gov.uk)
This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners sole agents PSS Commercial.

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