

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.



**Paul Simon Seaton**  
Commercial & Investment

[www.psscommercial.com](http://www.psscommercial.com)

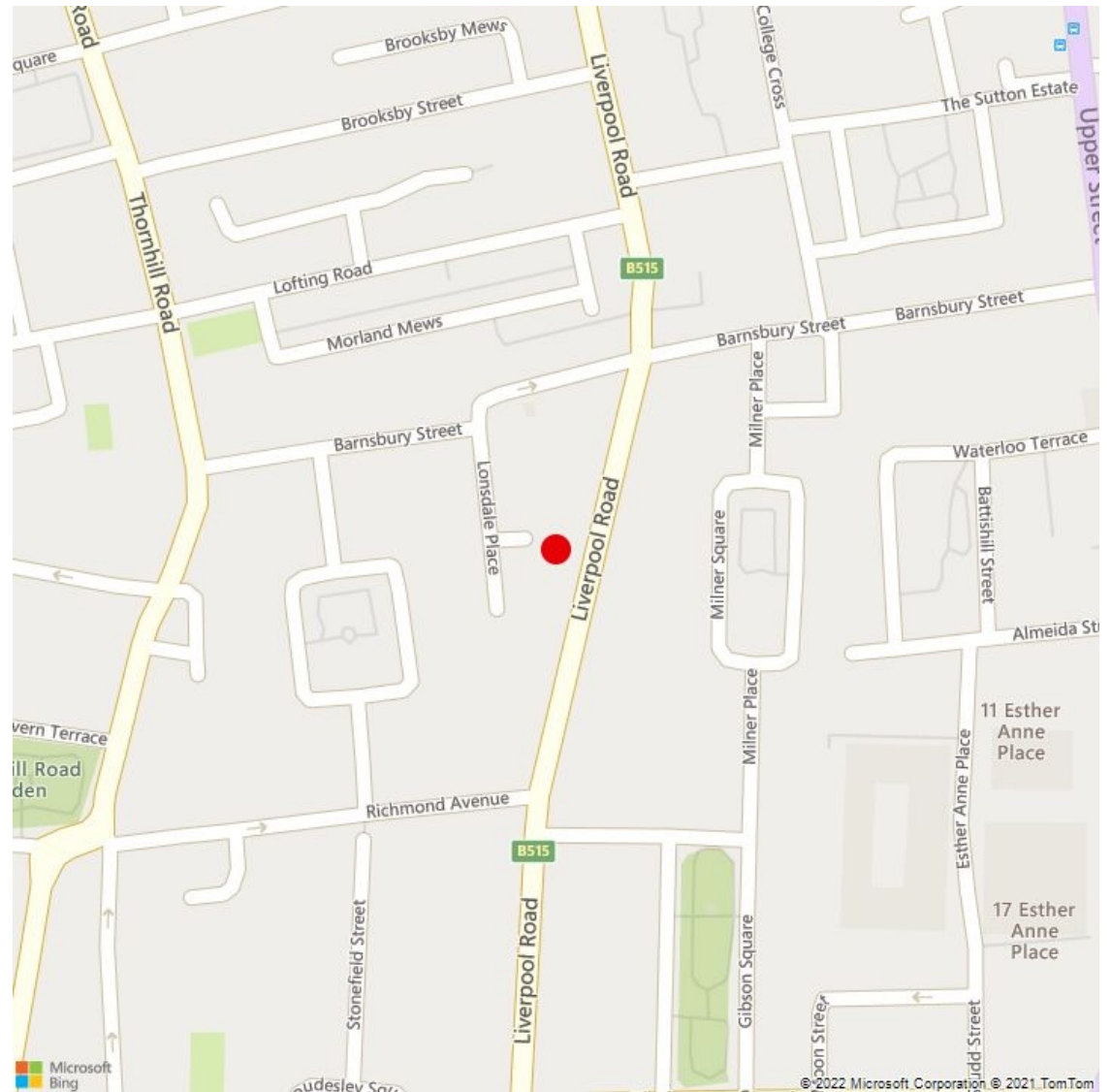
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

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



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## 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.



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## 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.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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