

# 154-156 Holloway Road, Islington, London, N7 8DD

## TO LET

Class E Retail / Leisure / Restaurant

1,336 sq ft / 124.1 sq m

£39,500 per annum



# E Class retail unit located on the busy Holloway Road



- Prominent location
- Wide glazed frontage
- Air conditioning
- Suspended ceiling
- Attractive Spotlights
- DDA
- WC



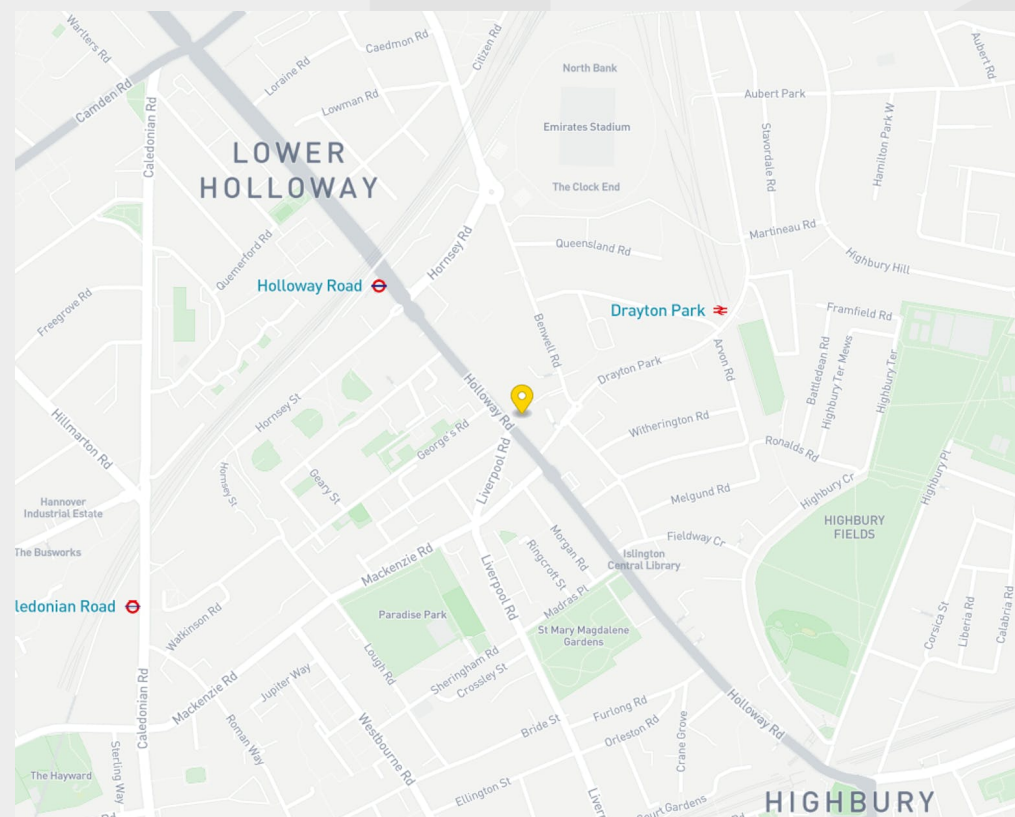


## Description

An E class shop situated on the ground floor of a terraced 3 storey mixed use building which benefits from a new wide glazed frontage, new electric shutters, new air conditioning, attractive spot lights and high ceilings. The ground floor is a wide open plan area and is suited to many uses within Class E.

## Location

The shop is located on the busy Holloway Road opposite its junction with Liverpool Road, between Highbury & Islington and Holloway Road stations, local occupiers include: The Emirates Stadium, London Metropolitan University, Shell garage, Victoria Tavern, Sha la Lur Chinese restaurant, Doctor Scooter, That Wing Place and many other retailers, cafes and restaurants.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
Ground	1,336	124.1	£39,500.00 per annum	£10,500 /annum	£1,250 /annum	£51,250	Available

### Tenure

New Lease

### EPC

C

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

Jon Morell

07957 454 987

jon.morell@strettons.co.uk



### Further Information

[View on Website](#)

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