

36 Islington Green, Islington, London, N1 8DU



FOR SALE

Development / Investment / Retail

437 sq ft / 40.6 sq m

Offers in excess of £360,000.00

Prominent Self-Contained Retail Unit For Sale



- Opportunity to acquire a well-positioned, self-contained ground and basement floor retail investment
- Let to an independent operator on a 10-year lease expiring 16.12.2030 (subject to tenant break option 17.12.2025)
- Passing rental income of £25,000 per annum exclusive, subject to 5 yearly upwards only to market rent reviews, with the next review on 17.12.2025.
- Total area of 437 sq. ft (40.6 sq. m) across ground and basement
- To be sold on a new 999-year long leasehold at a peppercorn rent
- Prominent frontage to Islington Green

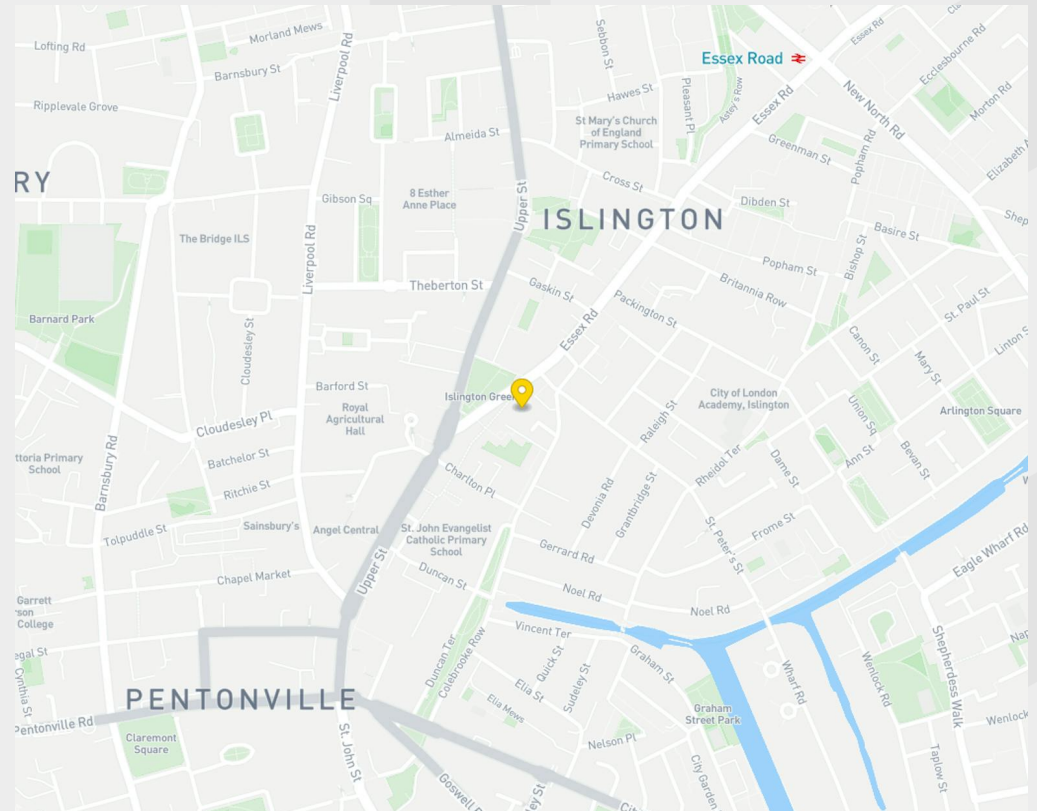


Description

The unit comprises a small self-contained ground floor retail unit with a period timber shop front re-fitted by the current tenant as a barbershop. The unit is smoothly presented with wooden flooring and simple pendant lighting with an internal WC to the rear of the shop. The unit also benefits from a reduced-height basement storage area.

Location

The property is located in a local parade on Islington Green, which forms part of and lies adjacent to the fashionable and popular Camden Passage area of Islington, supporting a diverse retail offering ranging from celebrity fashion boutiques, chocolatiers, antiques ethical fashion, jewelers, interior design, bars and restaurants. Nearby occupiers include Chipotle, Pizza Express, Reiss, Tesco Metro, Crêpeaffaire, and numerous independent retail, and quality eateries and takeaways. The property is well connected being a short walk from Angel underground station, providing access to the Northern Line.



Accommodation / Availability

Unit	Sq ft	Sq m	Price	Rates payable	Service charge	Availability
Ground	282	26.2	-	On Application	On Application	Available
Basement	175	16.3	-	On Application	On Application	Available
Unit - Total	437	40.6	£360,000 /sq ft	On Application	On Application	Available

Tenure

Long Leasehold

EPC

B

VAT

The Property is not registered for VAT

Configuration

Upon enquiry

Contacts

Jon Morell
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Further Information

[View on Website](#)

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