

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

ISLINGTON GREEN FULLY FITTED HAIR SALON TO LET NEW LEASE



23 ISLINGTON GREEN, LONDON N1 8DU

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





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LOCATION

The premises are prominently situated on the east side of Islington Green close to the junction with Essex Road, being extremely well located in a parade along with Tesco and leading into Camden Passage with its popular independent boutiques and cafes. The premises face the Green and are a stones throw from prime Upper Street.

DESCRIPTION

Comprising the shop and basement of a beautiful period building, the premises were previously trading as a unisex hairdressers and many fixtures and fittings remain.

AMENITIES

Excellent location in heart of Islington
Well fitted out hair and beauty salon unit
Attractive traditional style shop front
Large basement suitable for trading
Utility room
Staff room
Comfort cooling
Kitchen
WC

AREA

(all measurements are approx.)

Frontage	-	15ft
Ground floor	-	340 sq ft
Basement	-	537 sq ft
Total	-	877 sq ft

RENT

£60,000 per annum exclusive

LEASE

A new lease direct from the freeholder for a term to be agreed.

USE

Class E

BUSINESS RATES

We understand the Rateable Value of the premises is £30,500 and business rates payable are approximately £15,220 per annum, before relief. Interested parties should however, make their own enquiries.

VAT

The property is not elected for VAT. Therefore VAT is not charged by the Landlord on outgoings.

EPC

B/37

VIEWING

Strictly by appointment with sole agents :-

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