

PROPERTY PARTICULARS

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Property Consultants & Estate Agents

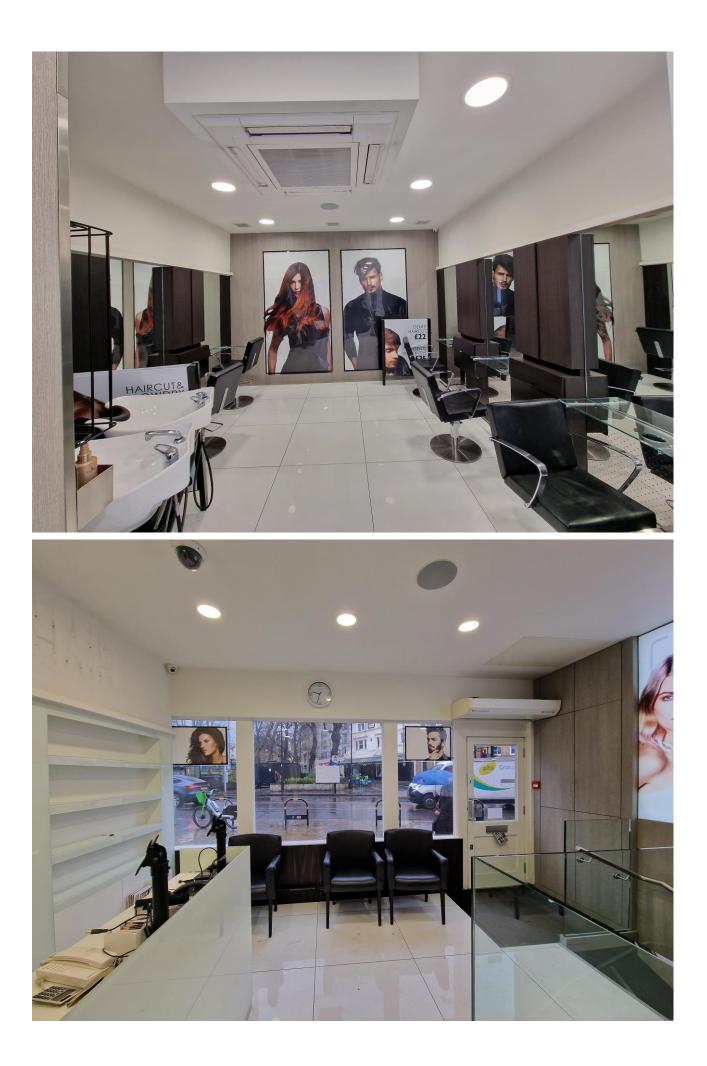
ISLINGTON GREEN FULLY FITTED HAIR SALON TO LET NEW LEASE

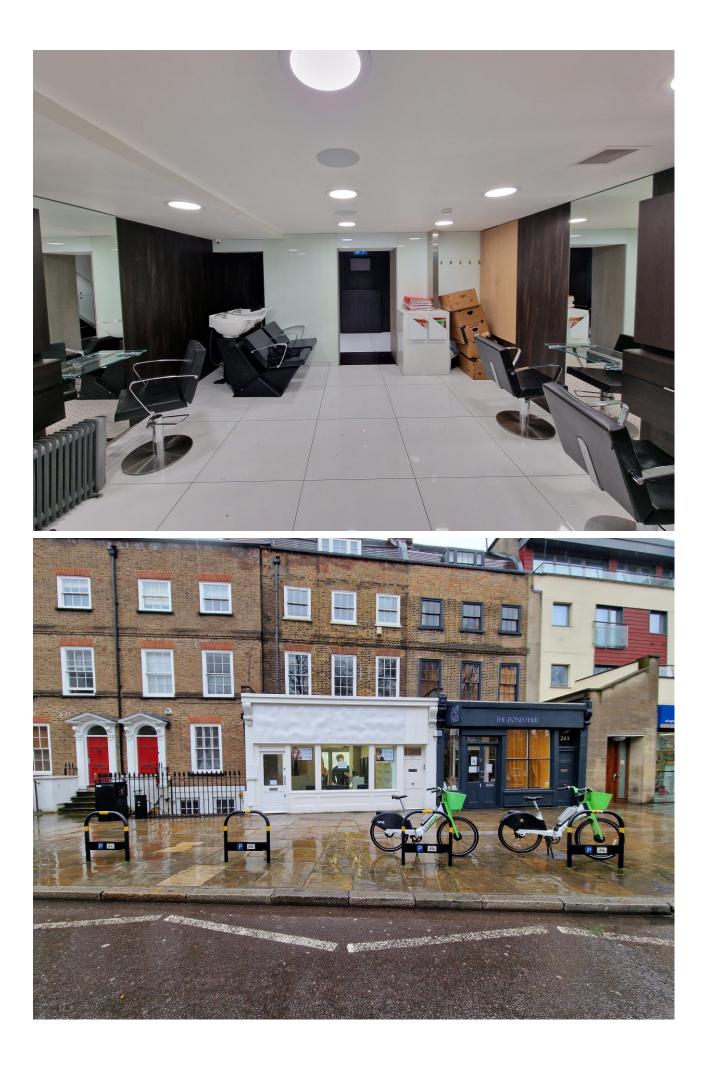


23 ISLINGTON GREEN, LONDON N1 8DU

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23 ISLINGTON GREEN, LONDON, N1 8DU

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 $\pounds 30,500$ and business rates payable are approximately $\pounds 15,220$ 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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