

Essex Road, N1 8LX

£60,000 Per Annum



A ground floor retail unit available to let on a well-established and busy retail parade towards the southern end of Essex Road surrounded by a mixture of national and independent retailers.

The unit extends to approximately 2,563 sq ft across the ground floor and benefits from a large shop front signage providing good visibility and kerb appeal.

The premises is available in fitted-out condition, retaining full supermarket fit-out including shelving, refrigeration, and associated equipment.

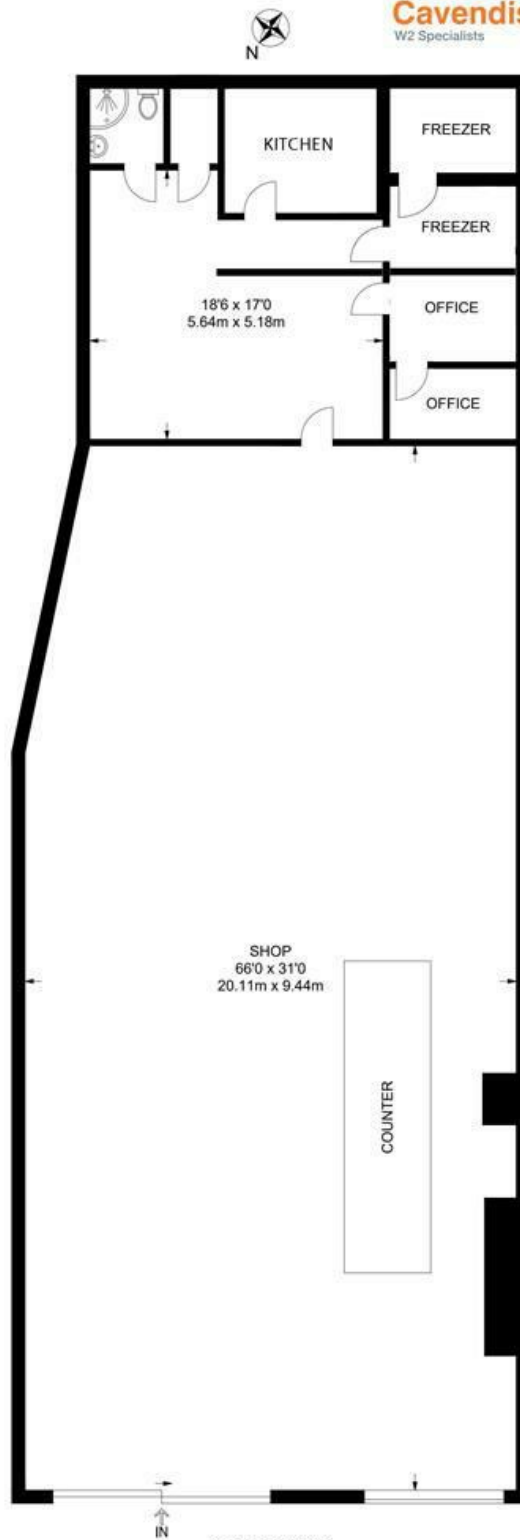
The unit holds Class E use and is also suitable for a variety of other commercial occupiers including health and beauty, office, or general retail.

Available immediately on a new Fully Repairing and Insuring (FRI) lease.

Rateable Value: £59,000 (April 2026)

Business Rates Approx. £28,320

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



GROUND FLOOR
APPROXIMATE GROSS INTERNAL AREA
2563 SQ FT / 238.1 SQ M

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	