



E (formerly A1) SHOP TO LET

309 UPPER STREET, ISLINGTON,
LONDON, N1 2TU

GN|2

www.gn2.uk.com

309 UPPER STREET, ISLINGTON, LONDON, N1
997 SQ Ft

GN2



Upper Street provides Islington with an exceptional variety of Shops, Offices and Restaurants and the Property is well located to take advantage being situated on such, close to the junction with Gaskin Street and similarly close to Islington Green. A brief walk to Angel Tube station and access on Upper Street via various bus routes the property is well connected.

The Premises occupy a prominent pitch and are located within a 4 storey terrace building residing over ground and basement floors. The Ground floor provides an open plan sales area and the basement office or storage facilities.

Key Features:

- High Ceilings
- Natural light via fully glazed frontage
- Gas Central Heating
- Period features

Floor	SQ FT	SQ M
GROUND	610	56.72
BASEMENT	387	35.87
TOTALS	997	92.59

Terms available:

LEASE TERMS: New lease by arrangement

RENT: £50,000 per annum

RATEABLE VALUE: RVE44,750

EPC RATING: E

USE: Retail with Class E

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