

# 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





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, clost 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

TIM POWELL- HARPER DDI: 0207 183 5916 MOBILE: 07798 527 677 EMAIL: tim.powellharper@gn2.uk.com

#### **Terms available:**

LEASE TERMS: New lease by arrangement

RENT:	£50,000 per annum
RATEABLE VALUE:	RV£44,750
EPC RATING:	E
USE:	Retail with Class E

Nick Moore DDI: 0207 183 6554 MOBILE: 07825 702700 EMAIL: nick.moore@gn2.uk.com

GN2 gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of GN2 has any authority to make any representation or warranty whatever in relation to this property.