



48 Penton Street

Islington, N1 9QA

**Ground & Lower Ground
Class E Premises Well
Located in a Parade of
Boutique Shops in Islington.**

1,551 sq ft
(144.09 sq m)

- Class E (Retail)
- Situated Within Retail Parade
- Open Plan Lower Ground
- May Suit Alternative Uses (STP)
- New Lease Available
- Good Transport Links

48 Penton Street, Islington, N1 9QA

Summary

Available Size	1,551 sq ft
Rent	£35,000 per annum
Rates Payable	£13,098.75 per annum
Rateable Value	£26,250
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

The property has an attractive timber and glazed frontage with security shutters. From the ground floor reception and sales area of approximately 250 sq. ft. stairs lead to a large basement showroom providing over 900 sq. ft. of open plan sales space with high ceilings. To the rear of the unit are separate, private WC and kitchen facilities and a useful staff room/office/store room with skylight. There is a further basement store room to the front of the shop.

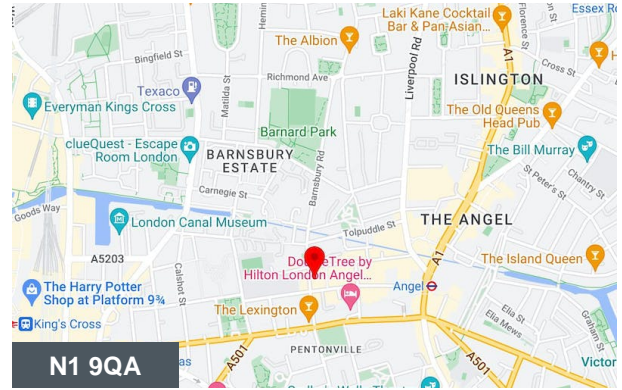
Location

Penton Street runs north from the junction of Pentonville Road and Amwell Street, adjacent to Chapel Market and a short walk from both Kings Cross and Angel stations.

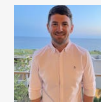
Accommodation

The accommodation comprises the following areas:

Name	Size	Rent	Rates Payable	Service Charge	Total month	Total year
Unit - Ground	269 sq ft	£35,000 per annum	£12,544 /annum	n/a	£3,961.92	£47,543.06
Unit - Lower Ground	1,282 sq ft	-	On application	On application	£0	£0
Total					£3,961.92	£47,543.06



Viewing & Further Information



Jack Lyons

020 7613 4044 | 07794 202 220

Jack@fyfemcdade.com

Energy performance certificate (EPC)

48 Penton Street
LONDON
N1 9QA

Energy rating

D

Valid until: **6 March 2026**

Certificate number: **0620-0036-7609-4722-8006**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

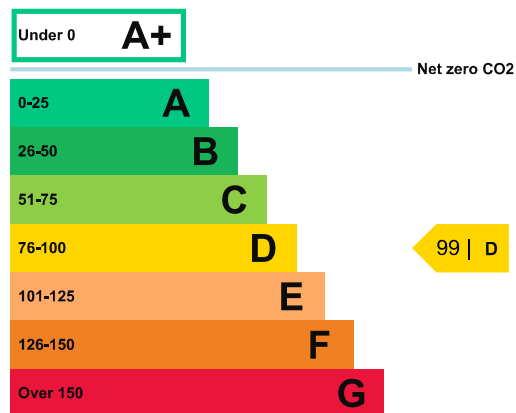
141 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | B

If typical of the existing stock

92 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

98.18

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-2968-0406-7670-0040\)](/energy-certificate/0220-2968-0406-7670-0040).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Theodoros Ioannou
Telephone	07751 726 727
Email	tiannou@gmail.com

Accreditation scheme contact details

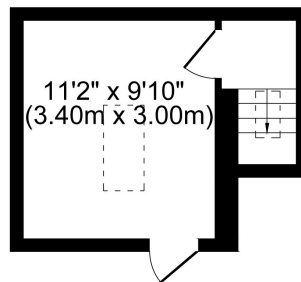
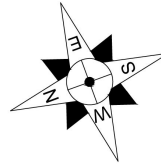
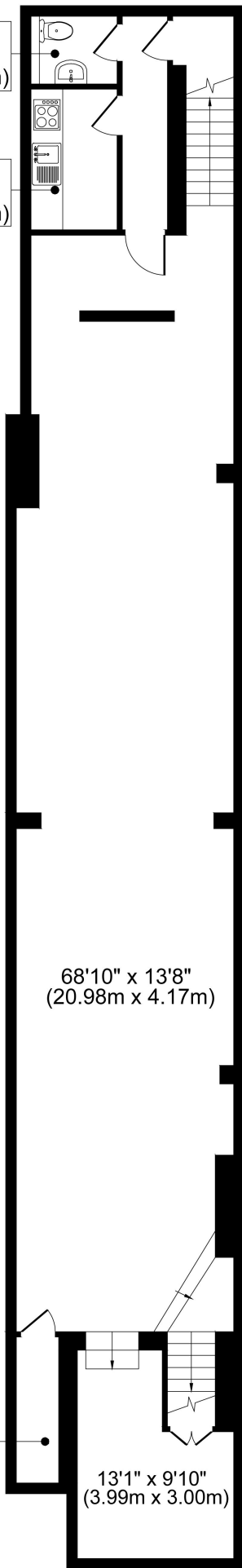
Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001288
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

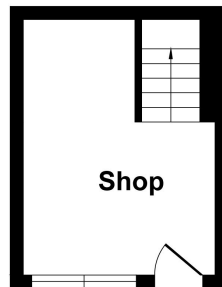
Employer	TI-ENERGIA LTD
Employer address	12 Oakwood Park Road, London, N14 6QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 February 2016
Date of certificate	7 March 2016

WC
5'5" x 4'3"
(1.65m x 1.30m)

Kitchen
8'10" x 5'5"
(2.69m x 1.65m)



Ground Floor Fire Escape
Approximate Floor Area
140 sq. ft
(13.00 sq. m)



Lower Ground Floor
Approximate Floor Area
1282 sq. ft
(119.10 sq. m)

Ground Floor
Approximate Floor Area
129 sq. ft
(11.98 sq. m)

Approx. Gross Internal Floor Area 1551 sq. ft / 144.09 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.