

**1A RHEIDOL
TERACE,
ANGEL,
ISLINGTON
N1 8NT**

TO LET

Price Taylor LLP
Commercial



SHOP TO LET

E BUSINESS USE

TO LET

456 SQ FT (42.37 SQ M) APPROX.

020 7354 7354



01

LOCATION

The property is situated next to Rheidol Gardens, on the South side of Rheidol Terrace, in Islington. Upper Street, with its numerous shops and restaurants is a short walk away, as is Angel Shopping Centre. The Duke of Cambridge, a local favourite pub is at the end of the road in St Peter's Street. City of London Academy Islington is just opposite. Packington Square, a large scale development completed in recent years is nearby. Angel Station is within a 12 minute walk away.

02

DESCRIPTION

A lock up shop with demised outside seating area to the front, and secure yard area to the rear, in Islington.

Facilities in the shop include a WC with wash hand basin. There is a modern glazed frontage and, tiled floors. There is metal roller shutter door and awning. Loading is possible to the rear.

The shop contains a cold store measuring 1m x 2m x 2m (Ht) and plenty of storage space. Ceiling height in the shop is approx. 3.2m, and 2m in the rear.

03**ACCOMODATION**

The property comprises the following approximate net internal area:

Ground Floor	456 sq ft	42.37 sq m
External Courtyard	260 sq ft	24.11 sq m

04**TENURE**

Being offered with a new full repairing lease direct with the owner for a term to be agreed.

05**TERMS**

£15,000 pa Exclusive of business rates. The building is not elected for VAT. Subject to lease. Premium: Offers are Invited.

06**BUSINESS RATES**

Rateable Value £5,200. Rates payable of £2,594.80 per annum. 100% rates relief may be available, subject to eligibility.

07**SERVICE CHARGE**

The shop pays a proportionate contribution towards the cost of building Insurance, No other charges.

08**LEGAL COSTS**

Each party to bear their own legal costs.

GALLERY



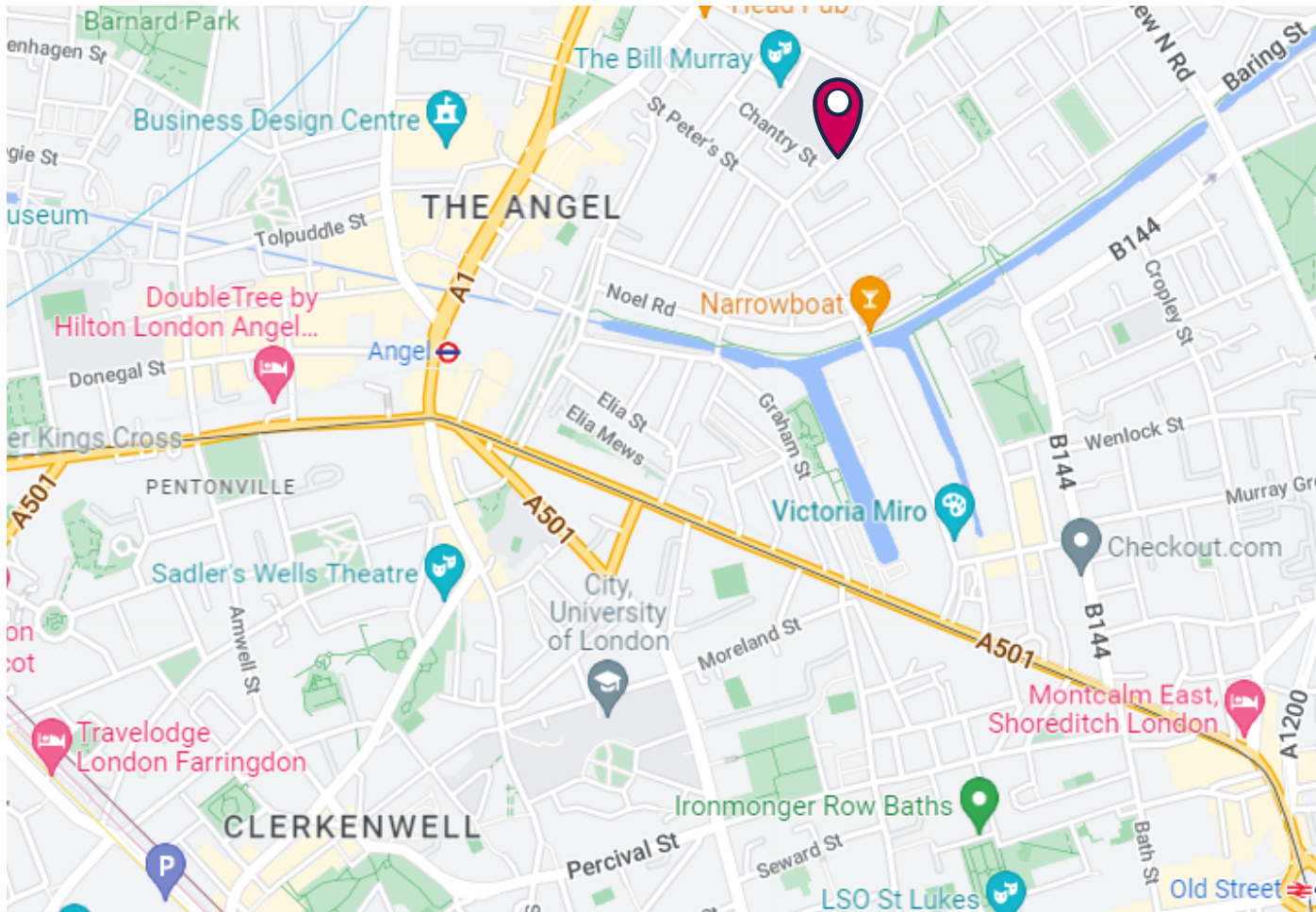
1A RHEIDOL
TERRACE, N1



PRICE TAYLOR LLP
COMMERCIAL

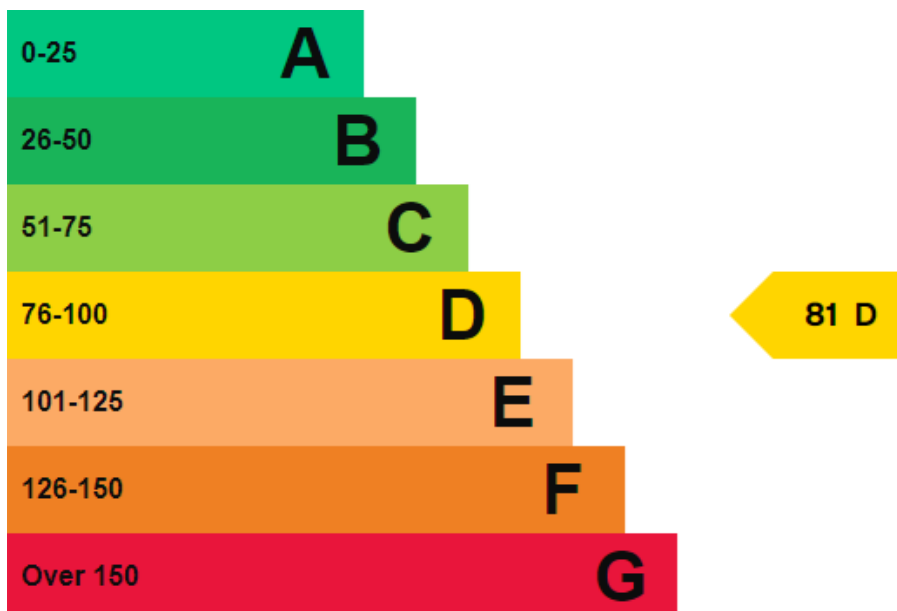
LOCATION

1A RHEIDOL TERRACE, N1
(LONDON)



09

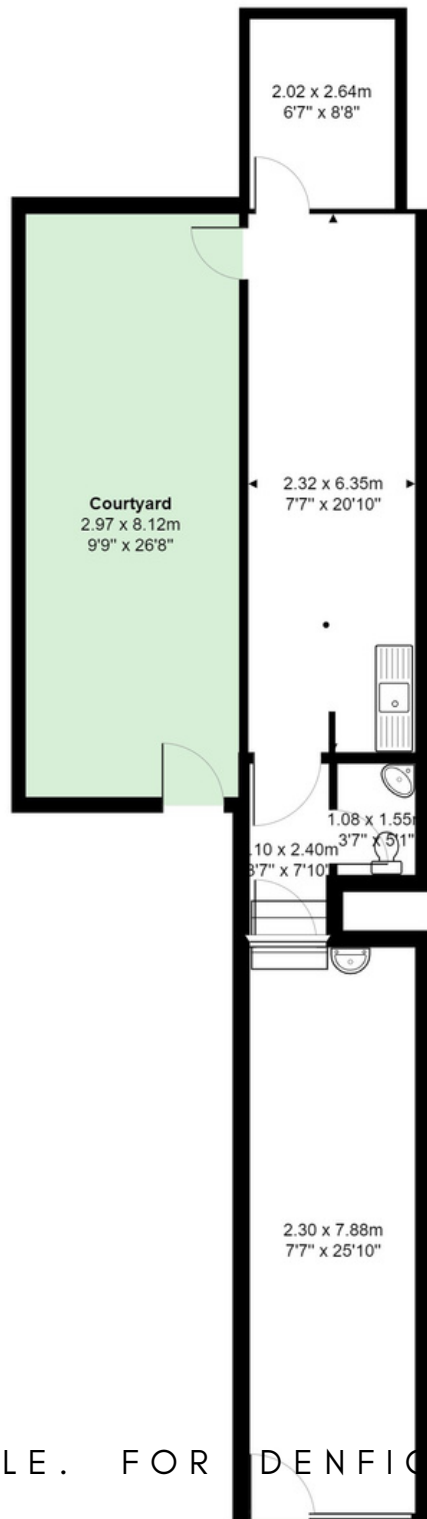
ENERGY PERFORMANCE ASSET RATING



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LAYOUT

1A Rheidol Terrace, London N1 8NT



NOT TO SCALE. FOR IDENTIFICATION ONLY

11

VIRTUAL TOUR

Available on application



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VIEWINGS

Strictly by appointment through sole agents:

Price Taylor LLP Commercial

+44 (0) 20 7354 7354

enquiries@pricetaylor.com



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Commercial

Important Notice:

- 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.
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