

# 9 Camden Passage, Islington, London, N1 8EA



**LEASE FOR SALE**

Class E Retail/Leisure

374 sq ft / 34,75 sq m

£26,000 per annum

# A Character Hairdressing Salon with Prominent Frontage on to Camden Passage



- Prominent location on Camden Passage
- Excellent decorative order
- Currently running as a Hair salon
- Stylist stations on the ground floor
- Hair wash and stylist position, kitchenette & WC in the basement
- Lovely character building
- Manual security shutters
- No VAT

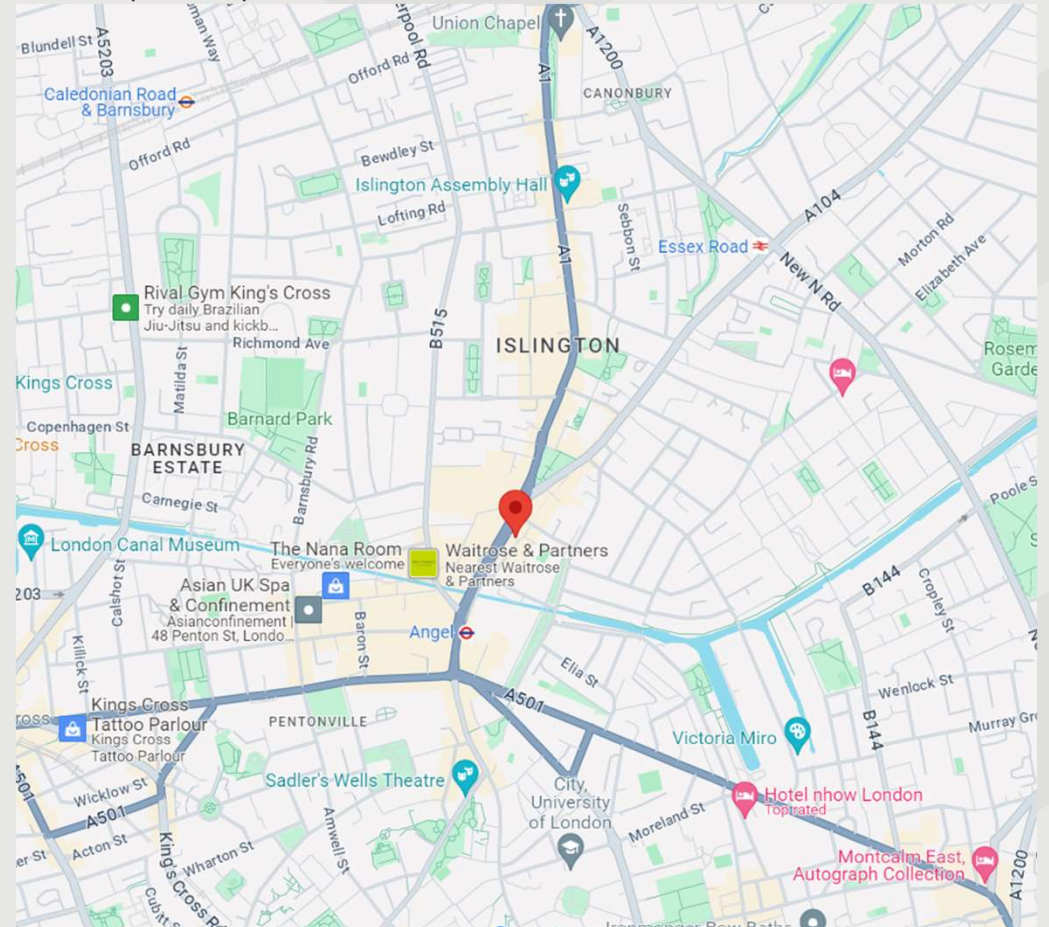


## Description

The shop is currently trading as a very well-established hair salon which has been trading for over 17 years. The ground floor provides open plan trading space and benefits from good natural light, spotlights, wood floor, part panelled wood on the walls, ceiling and superb single-glazed frontage. The basement has 2 back wash basins and benefits from excellent storage facilities, a kitchenette and a WC in excellent decorative order. There is a door leading to a small outside area allowing natural light and further ventilation. The premises benefit from E class use and would be suitable for a wide variety of retail operators.

## Location

The unit is situated next to the corner of Camden Passage, a vibrant specialist shopping area with a wide variety of boutique retail and restaurant operators and is a very popular retail location in Islington. Angel Underground Station is within a few minutes' walk and regular bus routes service the area. Local occupiers include Cotswold Outdoor, Fredericks Restaurant, Moxtons (fishmonger), Bun from Home, The Breakfast Club, Japanese Gallery and many other independent operators.



## Accommodation/Availability

Name	Sq ft	Sq m	Availability	Rent	Rates Payable (sq ft)	Service charge
Ground - Floor	195	18.15	Available			
Basement - Floor	179	16.60	Available			
Unit - Total	374	34,75	Available	£26,000 / annum	£23.02	On Application

## Premium

£30,000 for the benefit of the lease, prominent location, fixtures, fittings and extensive client list

## Tenure

This is an assignment of an existing lease until 25th October 2028, outside the provisions of the Landlord & Tenant Act 1954 with a rent review every 4 years. The next review is October 2026.

## EPC

E

## VAT

Not Applicable

## Configuration

Fitted.

## Contacts

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