

249 Liverpool Road, Islington, London, N1 1LX



TO LET

Class E Retail / Leisure

373 sq ft / 34.7 sq m

£23,000 per annum

Character E Class Retail Unit With Prominent frontage to Liverpool Road



- Character E class retail unit
- Prominent position on Liverpool Road
- Period glazed frontage
- Attractive wood flooring
- No VAT
- 3 treatment rooms, kitchenette, shower & WC in Basement



Description

The property comprises the ground and basement floors of a characterful terraced 3 storey building located in a vibrant and well-connected part of Islington. Previously the shop was trading as a hair salon with treatment rooms in the basement. The ground floor provides open plan space and benefits from good natural light and attractive wood flooring, the basement has 3 treatment rooms, kitchenette, shower and WC. The premises benefits from E class use would be suitable for a wide variety of retail operators.

Location

The unit is prominently situated on Liverpool Road with connects Holloway road to Angel. Angel Underground Station is within a few minutes' walk as is Highbury & Islington Station. Local occupiers include Viet Kitchen, The Regent and The Fox Glove pubs, Maples Business Centre, Pistachio & Pickle, Medi Vet to name a few. The main area of Upper Street is nearby, to all the shopping, bars, restaurants and high street facilities on Upper Street.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Availability
Ground - Floor	170	15.79	-	Available
Basement	203	18.86	-	Available
Unit - Total	373	34.65	£23,000 /annum	Available

Tenure

New Lease

EPC

C

VAT

Not applicable

Configuration

Upon enquiry

Contacts

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Further Information

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