



**TO LET**

**35 Highbury Corner,  
London, N5 1RA**

**1,510 sq ft**

**Prominent retail  
opportunity located at  
Highbury Corner**



**VIDEO TOUR**

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## Description

This is a great opportunity to secure a very prominent retail space on Highbury Corner located just a few yards west of Highbury & Islington Station.

Retailers in very close proximity include Tesco, Majestic Wine and Waitrose (which is directly opposite the unit). All retail uses will be considered but only established brands will be considered from the food/beverage sector.

All new leases will be subject to a minimum three months rent deposit and rent is payable quarterly in advance during the agreed lease term.

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## Location

This is an excellent trading location situated on Highbury Corner, just west of the junction with Upper Street and close to Highbury & Islington Station.

The good level of footfall is further enhanced by the significant additional footfall on match days when Arsenal FC play at home at the Emirates Stadium (10 minutes walk from 35 Highbury Corner).

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## Key points

- Ground floor 987 square feet plus basement 523 square feet
- Rental £50,000 per annum exclusive
- Open plan layout
- Ideal space and location for a range of retail occupiers
- Total space of premises - 1,510 square feet
- Next to Tesco and directly opposite Waitrose and Majestic Wine
- New Lease available direct from the Landlord
- Close to Highbury & Islington Station and 10 minutes from the Emirates Stadium







## Rents, Rates & Charges

Lease	New Lease
Rent	£50,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (86)

## Viewing & Further Information



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