

# PRIME PREMISES TO LET 7 UPPER STREET, LONDON N1

**Prime Pitch Close to Angel Station**

## LOCATION

The property is located in a prime position on Upper Street next to the junction with Islington High Street and very close to Angel Underground Station.

Operators in the immediate vicinity include Vodafone, O2, Blank Street Coffee, Leon, Pret a Manger, Hotel Chocolat and Marks & Spencer.

## ACCOMMODATION

The premises are arranged over ground floor only, offering the following approximate area:

Ground Floor 1,089 sqft

## LEASE

A new lease is to be made available for a term to be agreed. To be contracted outside the Landlord & Tenant Act. Subject to vacant possession.

## RENT

£125,000.

## USE

The property falls within Class E of the Use Classes Order. A variety of uses will be considered.

## LEGAL COSTS

Each party to bear their own legal and associated costs in connection with the transaction.

## TIMING

The premises are ready to handover immediately.



## RATES

Rateable Value 24/25 : £126,000

Rates Payable 24/25 : £71,316 per annum

Tenant's qualify for Business Rate Relief of 75% for the year 24/25.

Interested parties are advised to speak with the Local Authority for further information.

## EPC

Available on request.

## VIEWINGS:

To be strictly arranged through, Blanchflower Lloyd Baxter:

Oliver Fowler

Email: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Mob: 07900 217 624

Or Joint Agent – Nash Bond

Laurie Stokes

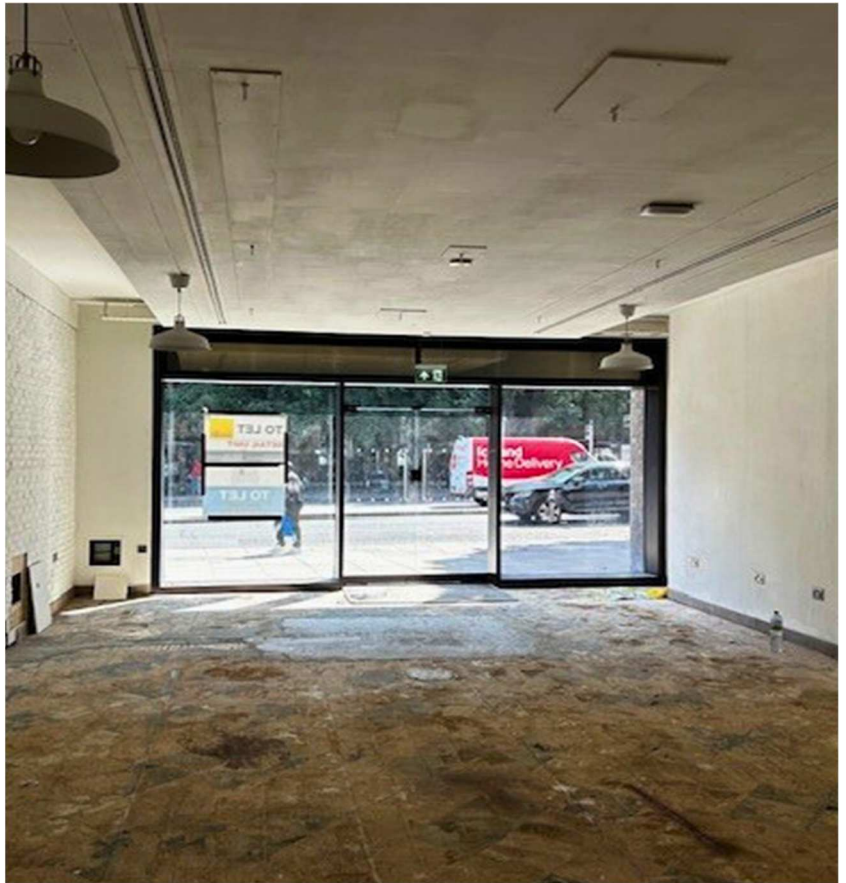
Email: [LStokes@nashbond.co.uk](mailto:LStokes@nashbond.co.uk)

Mob: 07834 992 340

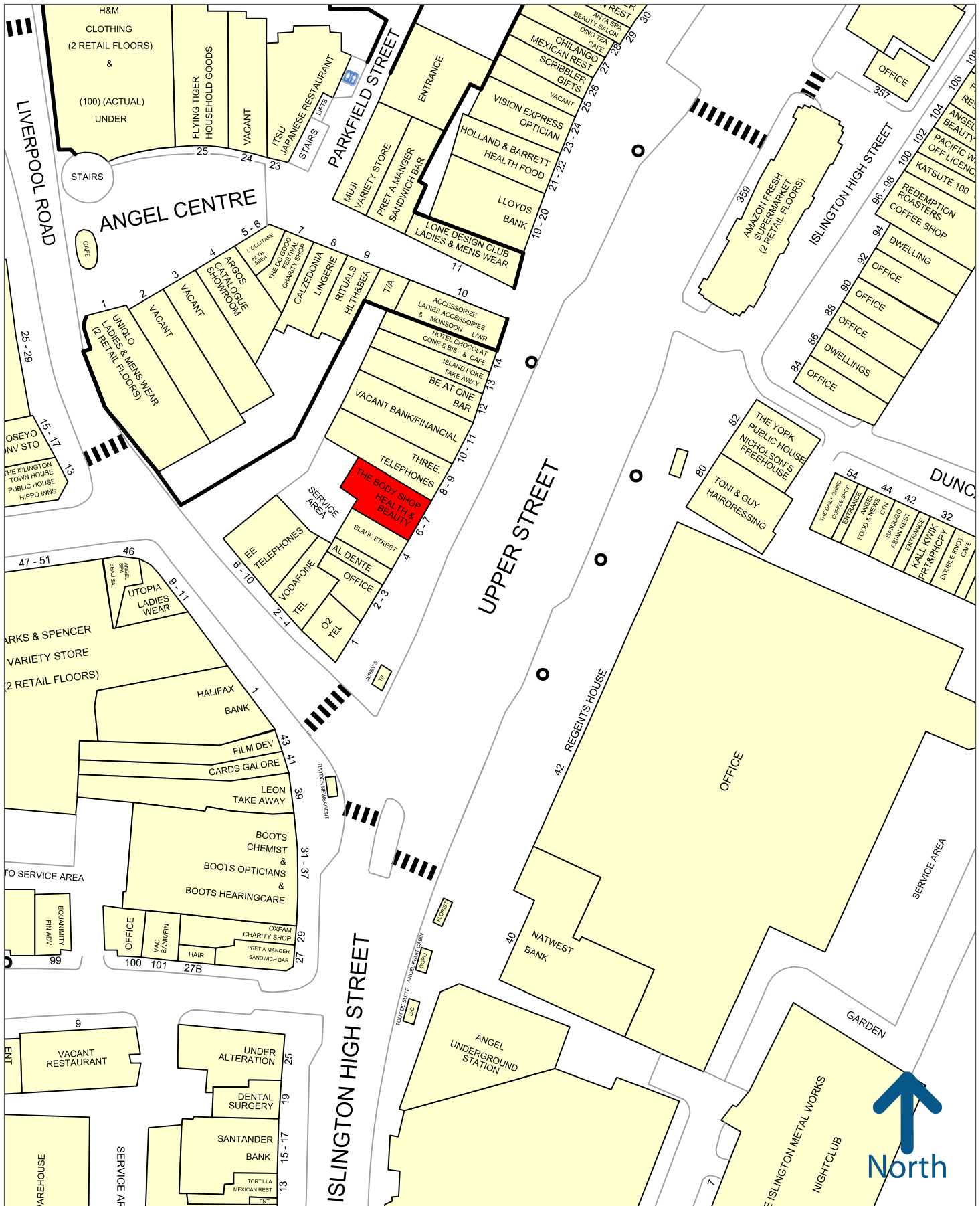
*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

2<sup>nd</sup> Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

Internal Front



Internal Back



50 metres

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