



261 Upper Street, London, N1 2UQ

£4,966 Per Calendar Month

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We are delighted to offer this opportunity to rent a shop and basement over approx. 1000sqft on the ever popular Upper Street (A1) Islington close to the junction with Canonbury Lane and within a few minutes walk of Highbury & Islington Station offering easy access to the City and West End by road or public transport.

The shop is only becoming available as the present lessor is relocating and this particular premises is very rarely on the market.

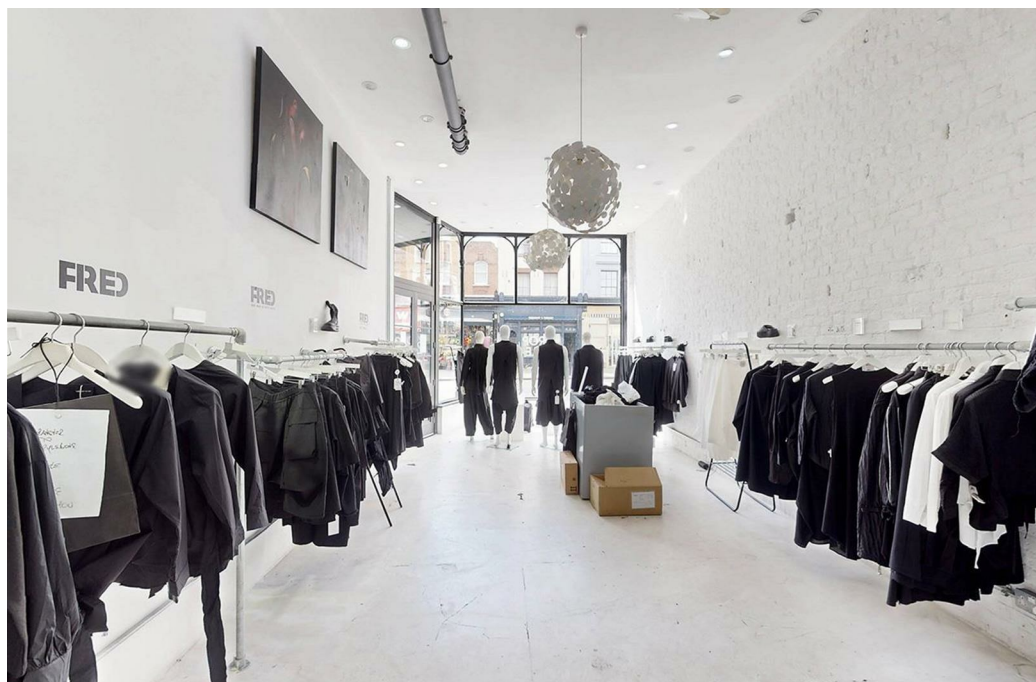
A new lease will be granted.

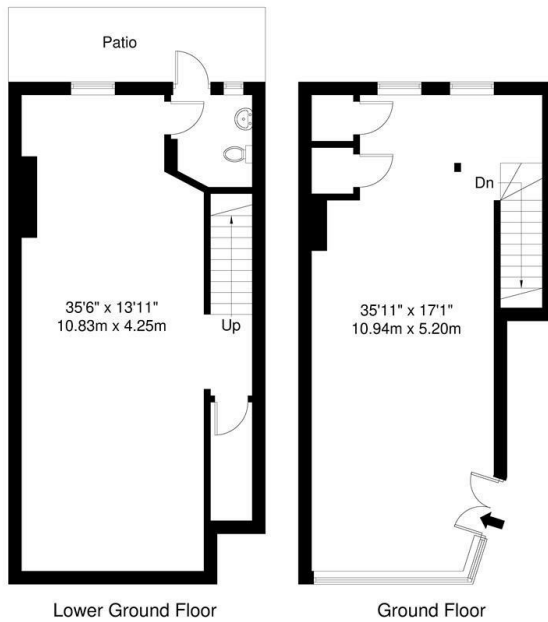
Asking rent £55000 pa

LB Islington

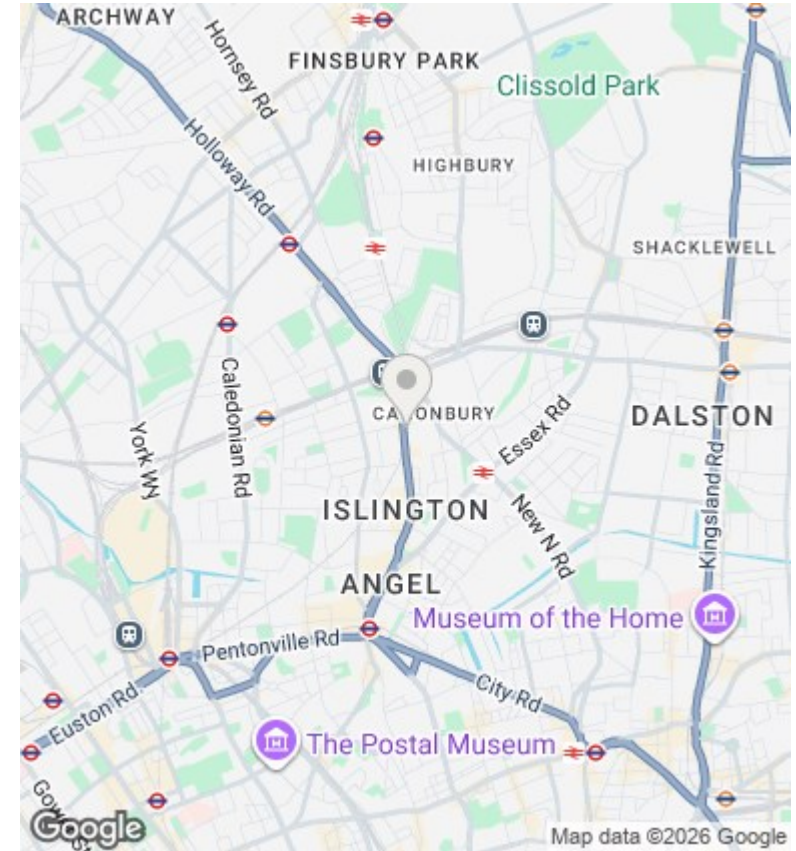


Council Tax Band: D





Upper Street, N1
 Total Gross Internal Area = 105.3 sq m / 1133 sq ft
 All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		





