253 LIVERPOOL ROAD, BARNSBURY N1 1LX

TO LET

Price Taylor LLP
Commercial

VERSATILE SPACE TO LET

E BUSINESS USE

TO LET

575 SQ FT (53.4 SQ M) APPROX.

01

LOCATION

The property is situated on the west side of the busy Liverpool Road which runs parallel with Upper Street, Islington's main commercial thoroughfare. The premises are in a secondary parade of shops and the surrounding area is predominantly residential with some shops and offices. Angel Underground Station and Highbury & Islington Underground Station are approximately 1/2 a mile to the south and 1/3 a mile to the north respectively of the subject property. St Pancras International Station is within a 24minute walk away for Eurostar Services to the continent.

02

DESCRIPTION

Self contained versatile quiet basement premises with sky light, located in a mixed use building, with good ceiling height, modern lighting, and well presented. Would suit a range of uses to include show room, media, creative sector, professional services, medical, health & beauty, fitness, or other uses such as light industrial / laboratory use.

The Property is entered via an attractive shared front entrance at street level, with art work on the wall, and there are short flights of steps down to the basement. Facilities include a WC with wash hand basin and window to rear aspect, and fitted kitchen. There is an independent heating system, and 24 Hour access available. Superfast Fibre Broadband is available by separate contract direct with the provider.

03

ACCOMMODATION

The property comprises the following approximate gross internal area:

Basement:	575 sq ft	(53.4 sq m)

04

TENURE

Being offered with a new proportionate lease direct with the owner for a term to be agreed.

05

TERMS

£1250 per calendar month. Exclusive of service charge, utilities,and rates. Subject to lease.

06

BUSINESS RATES

The Rateable Value TBC. 100% small business rates relief may be available upon application.

07

SERVICE CHARGE

A proportionate service charge.

08

FEES

Incoming tenant to bear the landlords legal costs. There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.

LOCATION

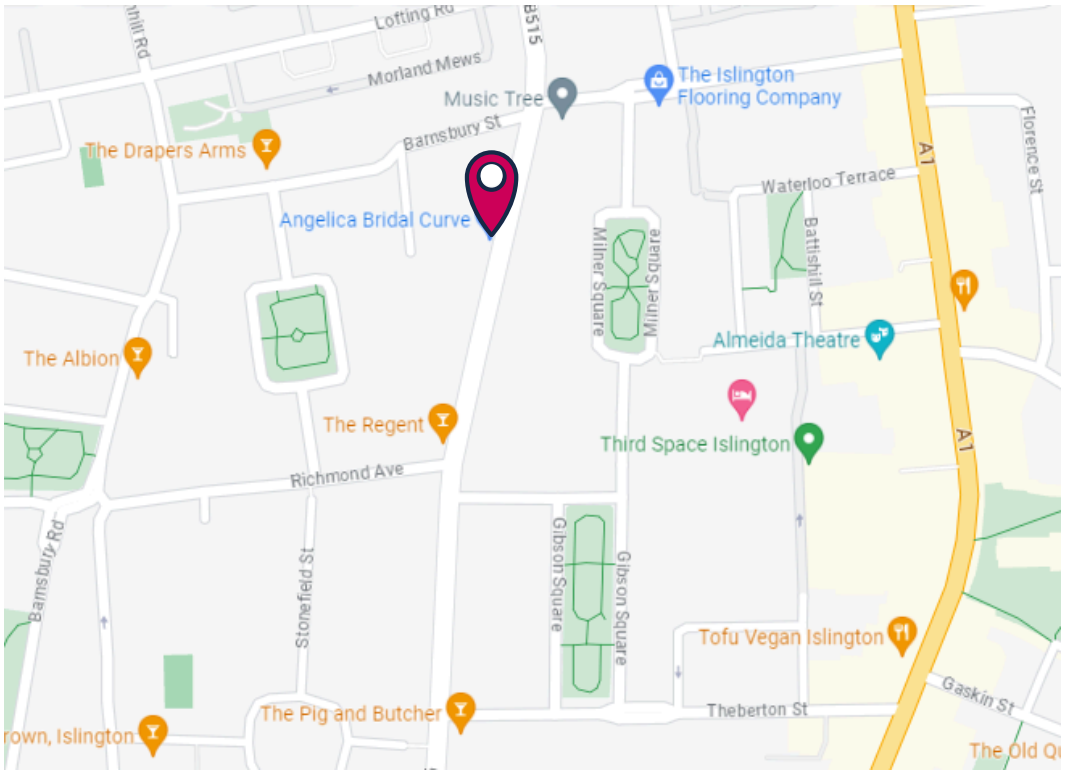
253, Liverpool ROAD
Barnsbury, N1 1LX

LOCATION

253, Liverpool ROAD
Barnsbury, N1 1LX

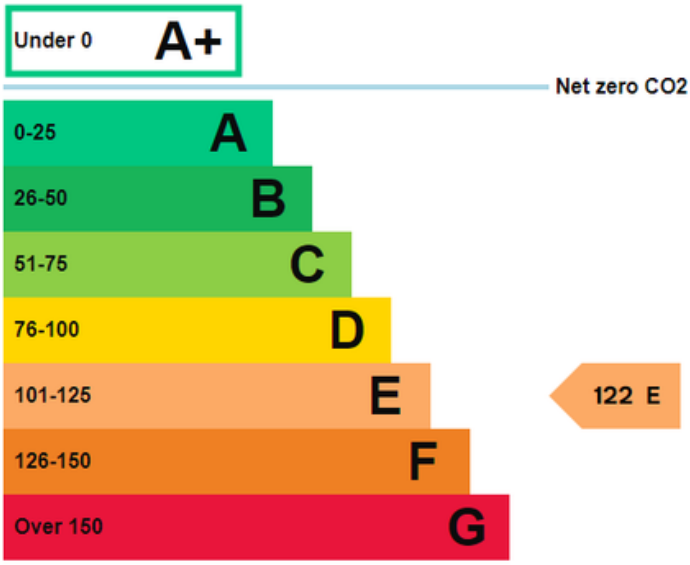
LOCATION

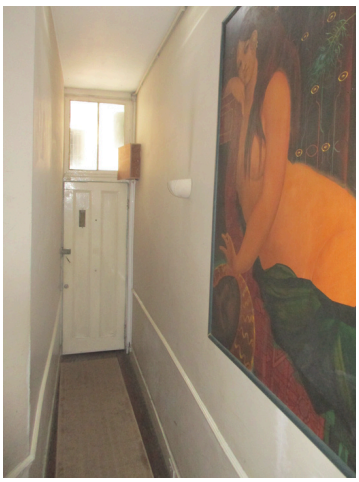
253, Liverpool ROAD
Barnsbury, N1 1LX



09

ENERGY PERFORMANCE EFFICENCY





10
LAYOUT

Lower Ground Floor, 253 Liverpool Road

Price Taylor LLP
Commercial

Total Area: 53.4 m² ... 575 ft²

All measurements are approximate and for display purposes only

11

VIEWINGS

By appointment through sole agents:

Price Taylor LLP Commercial
+44 (0) 20 7354 7354
enquiries@pricetaylor.com

Important Notice:

1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.

3. Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely.

4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.

5. Price Taylor Commercial complies with the Anti Money Laundering Regulations and we take data protection seriously. Our Privacy Policy is available on pricetaylor.com

6. Whilst you are at liberty to use any firm of solicitors of your choice, Price Taylor LLP can, if requested, recommend solicitors. If you choose Cook Taylor Woodhouse solicitors from our list, Price Taylor LLP will receive a £200 + VAT referral fee.