

**Ground Floor
Shop, 253
LIVERPOOL
ROAD,
BARNBURY
N1 1LX**

TO LET



Price Taylor LLP
Commercial



RETAIL/OFFICE SPACE TO LET

E BUSINESS USE

TO LET

268 SQ FT (24.9 SQ M) APPROX.

ADDITIONALLY, 575 SQ FT (53.4 SQ M) APPROX. LOWER GROUND FLOOR AVAILABLE BY SEPARATE NEGOTIATION

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

Quaint retail / office premises, with glazed frontage, located in a three storey mixed use building plus basement. Would suit a range of uses to include retail, offices, 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 its own street level doorway. Facilities include a demised WC with wash hand basin and window overlooking a rear courtyard garden. There is air conditioning, 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:

Ground Floor	268 sq ft	24.9 sq m
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04

TENURE

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

05

TERMS

£18,000 per annum. Exclusive of service charge, and business 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

LEGAL COSTS

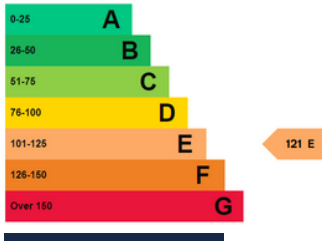
Incoming Tenant to bear the landlords legal costs. There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.

253, Liverpool ROAD
Barnsbury, N1 1LX



09

ENERGY PERFORMANCE EFFICIENCY



10

LAYOUT

253, Liverpool Road, London, N1 1LX



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Total Area: 24.9 m² ... 268 ft²

All measurements are approximate and for display purposes only

VIEWS

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. Whilst 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 as to the accuracy of all matters upon which they intend to rely.
- 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
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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.