



Shop 1, Station Forecourt – Highbury & Islington Underground Station

TO LET — RETAIL UNIT

HIGHBURY & ISLINGTON UNDERGROUND, LONDON N5

Situated in a prime position adjacent the station entrance, the unit offers a good size retail space with simple configuration. Highbury & Islington is a high footfall station and this unit provides the opportunity to benefit from this in an affluent inner London area.

Location:

Highbury & Islington is a London Underground and National Rail interchange station in the London Borough of Islington, north London, which saw a footfall of 22.1 million in 2018. The station sits within travelcard zone 2 and is served by London Underground's Victoria Line and Overground services as well as the Great Northern's Northern City Line. The unit sits alongside the station adjacent to La Pasta on Holloway Road.

22 million+

Annual station footfall

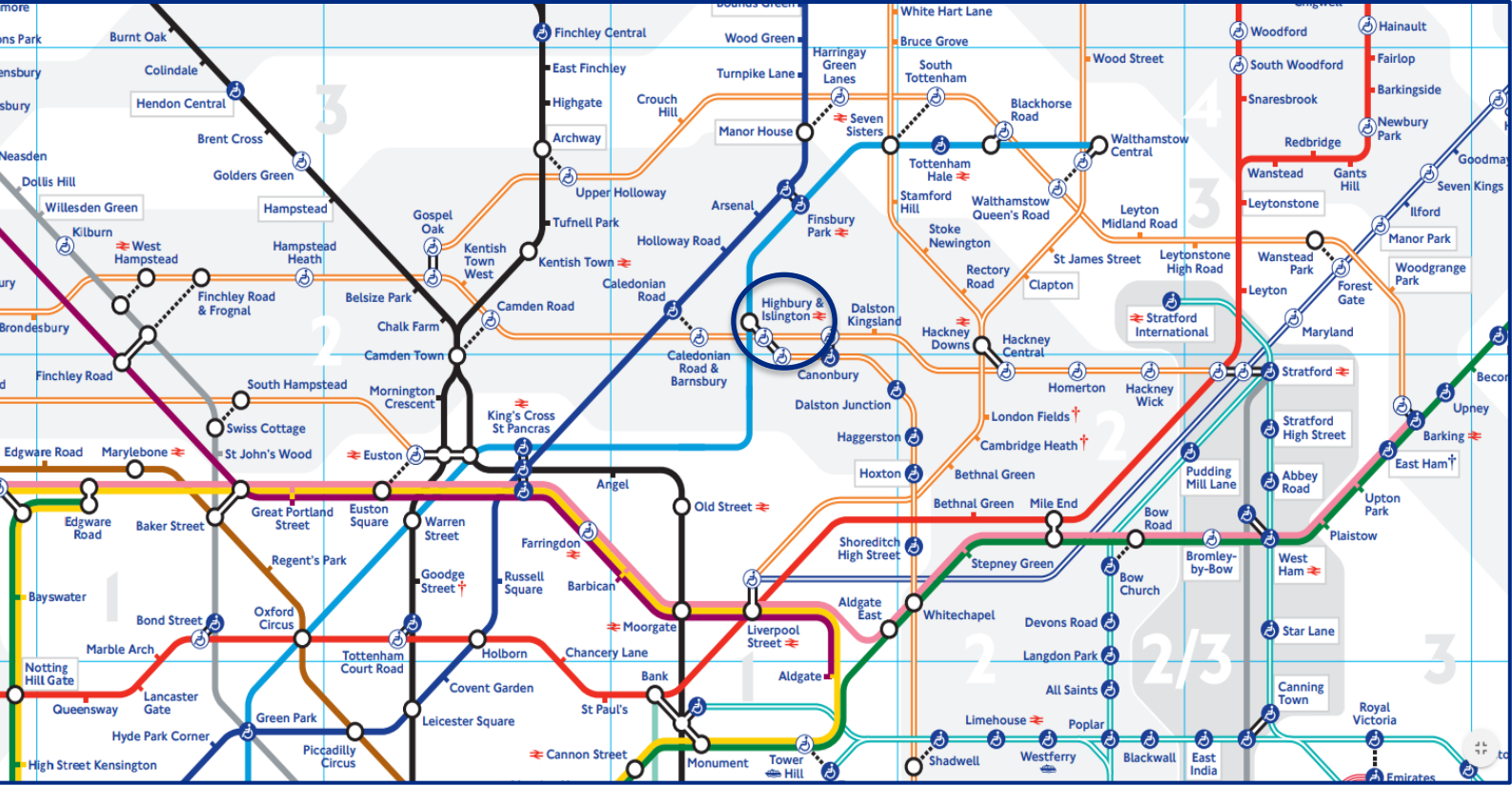
London Underground serves:

1.35 billion

Passengers a year



TRANSPORT
FOR LONDON



Fashion | Accessories | Bags | Shoes | Hats | Scarfs | Clothes | Jewellery | Gloves | Watches | Coffee | Cards | Books | Home Accessories | Flowers | Food

Description:

The unit is in good condition, arranged over the ground floor only. It has a prominent frontage onto the pedestrianised stretch in front of the station.

Unit Sizes:

Unit 1 — GIA 525 sqft (48.51 sq m)

Rent:

The rent payable will be the higher of either a base rent of £65,000 pax or a percentage of turnover to be agreed.

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

Interested parties are advised to contact the VOA, directly, for more information.

Services:

The unit will have a metered supply for power (63A TPN) only. The unit will not have access to water and drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.
 Deadline for offers is 27th September 2019.
 Deadline for viewings is 20th September 2019.

Contact:

On behalf of:



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For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:
www.leasingbusinesspremises.co.uk



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