



AVAILABLE - TO LET

54 Essex Road, London N1 8LR

Ground floor & basement Class E premises 925 sq ft (85.9 sq m)

Rent £47,500 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk



Assembly.

Commercial Real Estate

54 Essex Road, London N1 8LR

Ground floor & basement Class E premises 925 sq ft (85.9 sq m)



Location

The property is located on Essex Road, between the junctions with Britannia Row and Packington Street. Locally, there is a good mixture of retailers, restaurants and bars nearby. Essex Road and Upper Street Stations are situated within 300 and 600 metres of the property approximately.

Description

The shop is arranged over ground floor and basement. It is currently occupied but they will vacant once a tenant is found.

The front of the shop benefits from a wide pavement, with potential for outside seating, subject to obtaining the necessary consents. Other retailers on the parade have done this.

Rent £47,500 per annum exclusive

Business Rates for 2024/2025 - £5,333 per annum approx.

Building Type Class E use

VAT The premises are not elected for VAT

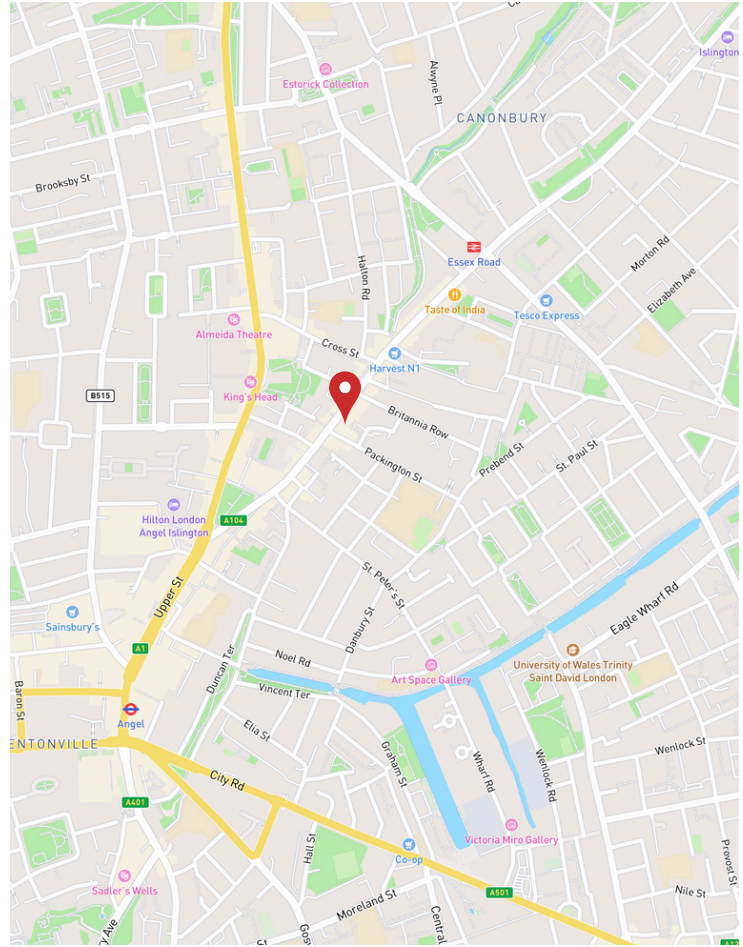
EPC Rating C52

Size (all measurements are approx NIA)

Ground floor 447 sq ft (42 sq m)

Basement 478 sq ft (44 sq m)

Total 925 sq ft (85.9 sq m)



Contact Owners Joint Sole Agents

Assembly CRE

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These particulars do not constitute an offer or contract.

Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.