

Retail Unit To Let
Class E Use
May suit other uses subject to planning

Kings Cross, EC1R 1XS

48 Amwell Street

Location

The property is located in this desirable village-like, predominantly residential neighbourhood within the busy central London Borough of Islington. Kings Cross St Pancras Stations and Angel underground stations are located within ten minutes walk. Amwell Street is made up of a number of independent retail, food, leisure and showroom businesses.

Accommodation

The property is arranged over **ground floor only** with an approximate overall internal floor area of **418 sq ft**.

Description

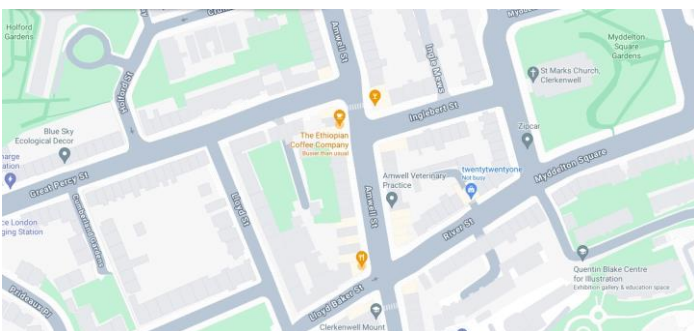
Retail ground floor unit currently fitted out as a dry cleaning retail operation with storage and WC at rear.

Planning

Class E use under the Town & Country Planning (Use Classes) Order 1987. The property however may suit other uses subject to planning.

EPC

The property has an EPC Rating of B (43). A copy of the EPC and Report is available upon request.



Lease

A brand new lease on effective full repairing and insuring terms to be agreed between the parties.

Rent

£28,000 per annum exclusive of business rates, insurance and all other outgoings.

Business Rates

We understand the Rateable Value for the shop is £17,750. Interested parties are advised to make their own enquiries with London Borough of Islington via email business.rates@islington.gov.uk or 020 7527 2633

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Viewings

Inspections are strictly via the sole agents:

May & Company Real Estate Advisors:

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