



Picton Jones & Co

0121 643 3232

**TO LET**  
**SHOP & PREMISES**  
**53 CHAPEL MARKET**  
**ISLINGTON**  
**LONDON, N1 9EW**



- **PRIME TRADING LOCATION**
- **FULLY FITTED OUT – READY TO TRADE**
- **COMPETITIVE TERMS**

**SITUATION/LOCATION**

The London Borough of Islington is predominantly residential (population of 215,000) with a busy shopping district centered around Chapel Market and Upper Street.

Chapel Market is the heart of Fashionable Islington.

The Property is located on the South Side of Chapel Market, close by to the Junction with Liverpool Road and Angel Central Shopping Centre.

Immediately adjoining Superdrug and opposite Waitrose, other adjoining and nearby Retailers including Marks and Spencers, JD Sports, Ladbrokes, CEX, Costa Coffee, etc – See Plan Over

**DESCRIPTION/ACCOMMODATION**

The Unit is arranged over Ground, Basement, First and Second Floor Levels.

Fully Fitted Out, the Ground Floor Shop has a Modern Shop Front, Lined / Plastered Walls, Suspended Ceiling, Lighting Throughout – Ready to Trade.

Gross Frontage	17'
Net Frontage	14' 11"
Internal Width	14' 11"
Shop Depth	41' 11"
Ground Floor Sales	543 sq ft
Basement Ancillary	564 sq ft
First Floor Stores	200 sq ft
Second Floor	-

**TENURE / RENTAL**

The Premises are Available by way of an Existing Lease for a Term of 10 Years from the 10<sup>th</sup> May 2019 on effective FRI Terms and subject to a Rent Review and Tenant only Option to Break at Expiration of Year 5 (May 2024) at a Current Rent Payable of £35,000 p.a.x.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

**RATEABLE ASSESSMENT**

We are verbally advised that the Retail premises have a Rateable Value of £28,750 and rates payable for 2022/2023 of £11,102.75.

It is understood that in the Year April 2022/2023 the Government will Grant a 50% Concession. However Interested Parties must make their own enquiries to the Local Authority.

**LEGAL COSTS**

Each Party is to be responsible for all Legal Costs associated with the transaction.

**VIEWING**

**STRICTLY BY APPOINTMENT** Viewing is Strictly through Appointment with the Sole Retained Agents Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022)

**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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