

For sale

218-219, Upper Street, London, N1 1RL

For further information
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Description

The subject property is located in the borough of Islington in North London. Upper Street itself connects Angel in the south to Highbury and Islington station 0.2 miles to the north and is served by the Victoria Line and London Overground services. Nearby occupiers include Budgens, Holland & Barrett and a number of independent retailers.

Accommodation

The premises comprise an ex banking branch arranged over basement and ground and two upper floors of office accommodation with separate access from the street. There is an extensive flat roof and a large garden area to the rear which may allow an extension to the back (STPP). The property has the following approximate net internal floor areas:

Basement	184.01 sq m	1,981 sq ft
Ground floor	209.69 sq m	2,257 sq ft
First Floor	104.5 sq m	1,125 sq ft
Second Floor	103.29 sq m	1,112 sq ft
Total	601.49 sq m	6,474 sq ft

Tenure

Freehold

Price

Offers in excess of £2.25 m

Planning

The property currently benefits from A2 planning use on the ground floor and B1 on the first and second floors. However interested parties should verify the

planning use for the unit with the local planning authority.

Business rates

We understand that the property is assessed as follows:

Rateable value: £138,000
UBR: £0.479 (2017/18)
Rates Payable: £66,102

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

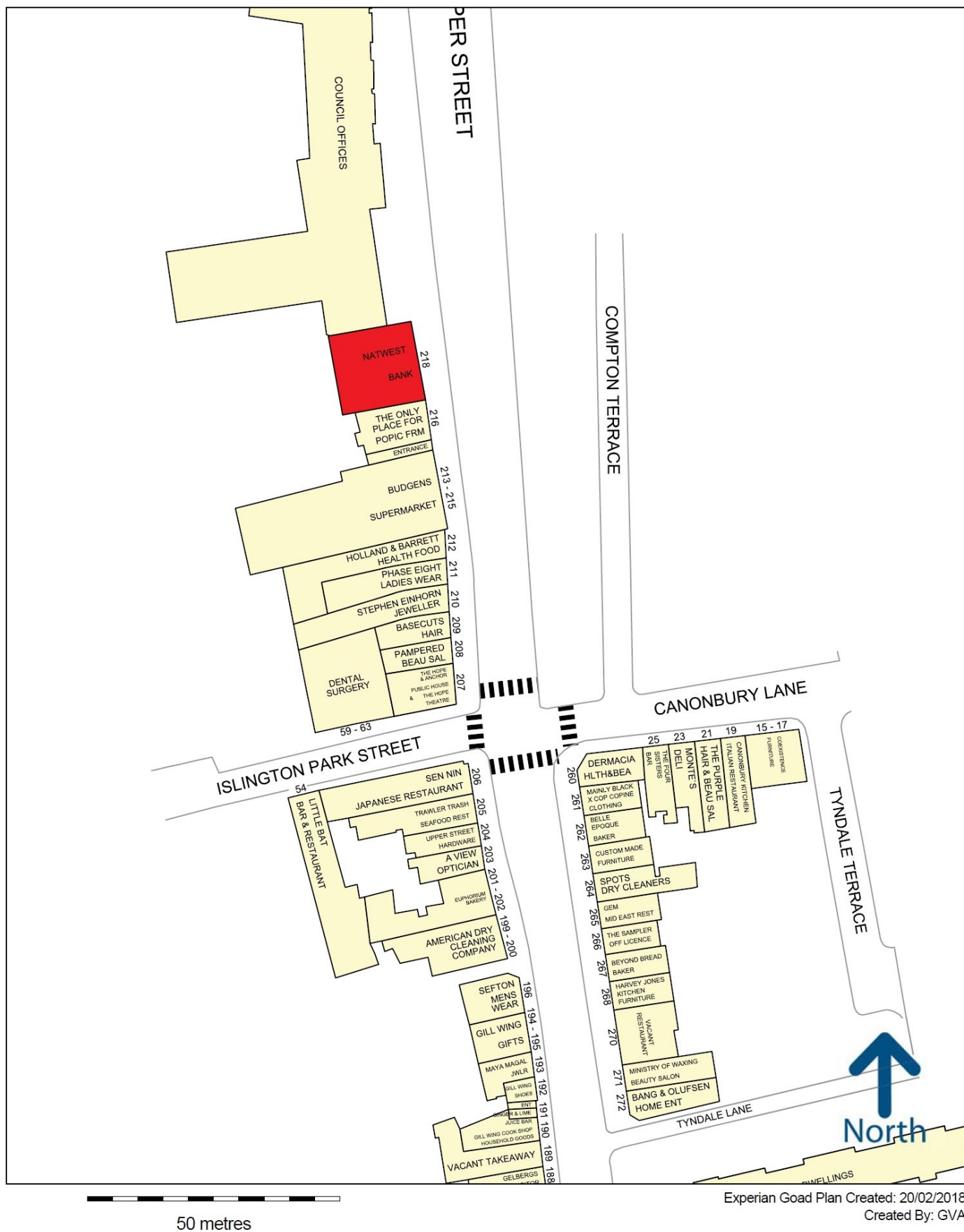
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.



GVA

65 Gresham Street, London, EC2V 7NQ

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