

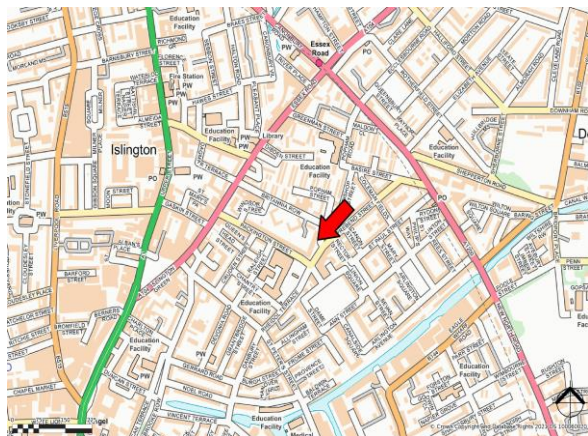
Vacant Freehold Retail Unit For Sale



17 PREBEND STREET, ISLINGTON, LONDON N1 8PF

LOCATION

Situated within the highly desirable area of Islington. The property is positioned within a parade of 5 retail units comprising a chiropractic clinic and artisan bakery adjacent, with a convenience store and pizzeria completing the parade.



DESCRIPTION

A vacant mid terrace ground floor lock up shop with a glazed frontage comprising open plan accommodation with a partitioned WC to the rear.

There are two walk in refrigeration units within the unit.

ACCOMMODATION

We measure the accommodation to comprise the following:

	Sq m	Sq Ft
Net Internal Floor Area	52	564
ITZA Floor Area	41	439
Frontage	4.85 m	52 ft

TENURE

The front section of the unit is held freehold. Title number EGL547177.

The rear section directly beneath the residential units is held on a long lease for a term of 999 years from 2008 at a peppercorn rent. Title number EGL547178.

EPC

An Energy Performance Certificate has been instructed. Please contact the agents for additional information.

BUSINESS RATES

Rateable value - £10,500

Rates Payable 2021/22 – £5,240 pa

The purchaser may be entitled to small business rates relief.

PLANNING

We understand the property falls within Use Class E – Commercial Business & Services.

Interested parties are to make their own enquires of Islington council.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

We understand that the property is elected for VAT and VAT will therefore be applicable to the sale.



GUIDE PRICE

Offers in excess of £220,000

VIEWINGS

Strictly to be arranged via the sole agents, Hilco Global Real Estate Advisory.

CONTACTS:

For further information or to arrange a viewing please contact:

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