



24 Penton Street

Islington, London, N1 9PS

TO LET - Charming retail unit available immediately to rent in Islington.

181 sq ft
(16.82 sq m)

- Delightful retail frontage.
- High footfall location.
- Moments from Angel underground station.
- Well-fitted shopfront.
- Available immediately.

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Summary

Available Size	181 sq ft
Rent	£18,000 per annum
Business Rates	Upon Enquiry
EPC Rating	B (38)

Description

A prime retail opportunity just a stones' throw from Kings Cross, Angel and Barnsbury; 24 Penton Street is an adaptable shop frontage ready for occupation for a variety of operators. Chapel Market is nearby and draws in notable footfall throughout the week allowing an incoming tenant to increase their visibility amongst a group of potential consumers.

The shop itself occupies just shy of 200 sq ft and offers a delightful kitchenette, private counter and a strong security system including alarm and electric shutters.

Location

On the ever-busy Penton Street, this retail location benefits from numerous bus routes to and from the City. Angel and Kings Cross stations provide access to numerous underground facilities, National and International Rail services to every corner of the country and beyond.

Terms

Rent: £18,000 per annum.

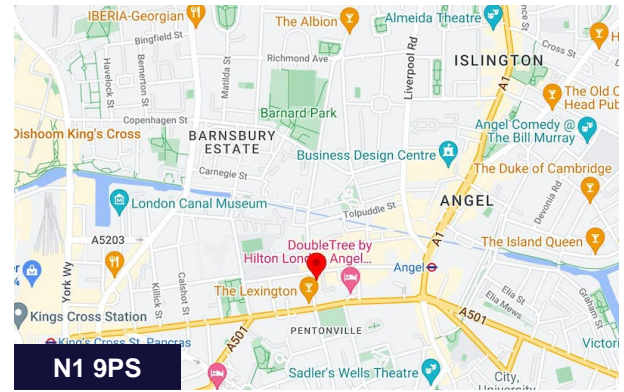
Rateable Value: £6,800 per annum.

Lease Terms: Negotiable.

EPC: C (60).

Possession: Full Vacant possession on completion of legal formalities.

Legal Costs: Each party is to pay their own legal costs.



Viewing & Further Information



Chris Ryan

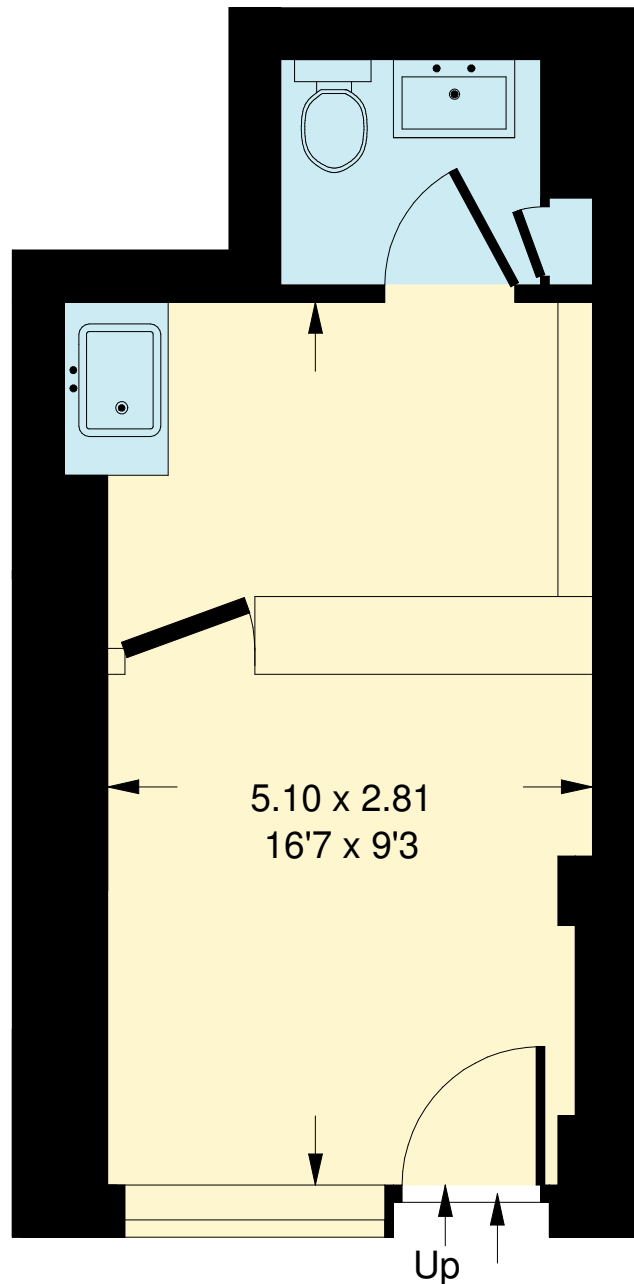
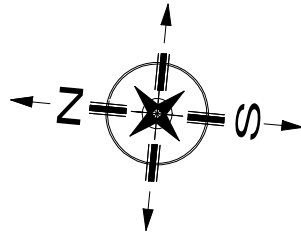
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Penton Street, N1

Approx. Gross Internal Area
16.8 sq m / 181sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.