

London N1 – 8/10 Godson Street, Islington N1 9GZ
Commercial Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London N1 – 8/10 Godson Street, Islington N1 9GZ

Commercial Premises to Rent



Property Features:

- Comprises ground floor retail premises
- Suitable for variety of uses (Class E & B8)
- VAT is applicable to this property
- Flexible terms to fit your needs
- Located within short walk to Angel underground station with occupiers close by including Sports Direct, Greggs, Domino`s Pizza and many more.

Property Description:

Comprises double fronted ground floor premises, suitable for retail, office or storage/distribution use and providing the following accommodation and dimensions:

Ground Floor: 145.29 sq m (1,564 sq ft)

Open plan retail, Storage, WC



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Location:

Islington is an affluent and densely populated commercial and residential area approximately 1 mile north of the City of London. Liverpool Road (B515) links to the city road A501 to the south and Upper Street (A1) to the east. Angel Underground Station (Northern Line) is 320 metres from the property with King's Cross and St Pancras International Stations 900 metres to the west. The property is situated on the east side of Godson Street which is a thoroughfare linking Chapel Market with White Lion Street. Occupiers close by on Chapel Market include Sports Direct, Specsavers, Greggs, McDonald's and Iceland amongst a and wide variety of local retailers, restaurants and office occupiers. A wide range of retailers can be found within a short distance in the N1 Shopping Centre.

Terms:

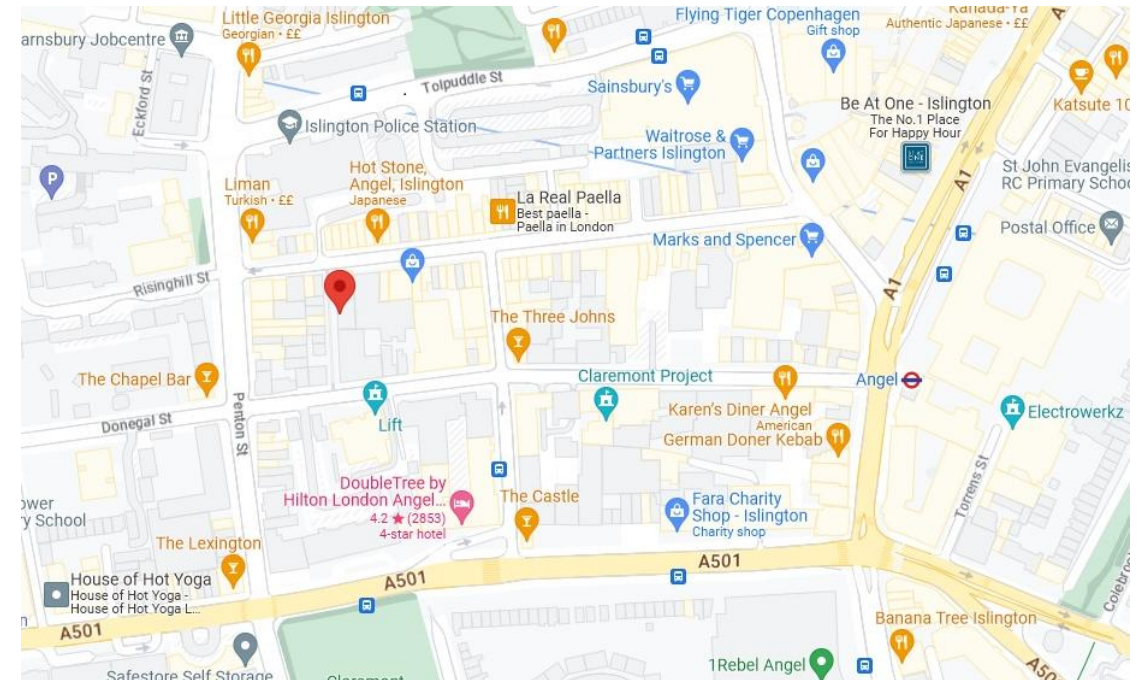
Available on a new lease with terms to be agreed by negotiation
Offers in excess of: £528.85 + VAT per week (PCM: £2,291.66 + VAT)
Deposit: £6,875 (3 Months)

Rateable Value:

Rateable Value - £50,000 per annum
Rates Payable ~ £27,500 per annum

EPC:

The property benefits from a D Rating. Certificate and further details available on request.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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