

# PROPERTY PARTICULARS

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Property Consultants  
& Estate Agents

## TO LET

## ANGEL/KINGS CROSS RETAIL/CLASS E UNIT

## 632 SQ FT



## 162 PENTONVILLE ROAD N1 9JL

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.



# 162 PENTONVILLE ROAD N1 9JL

LOCATION	The premises are well located, equidistant from Angel and Kings Cross. Transport links are exceptional with buses, multiple tube lines, national and international rail links leading in all directions. Shops and restaurants on Upper Street drives footfall and traffic east to Islington and to the west, the pull is the Kings Cross regeneration project. There is a great deal of residential accommodation in the area too.	
DESCRIPTION	The premises are newly built to a high specification and arranged over ground floor and basement.	
AREA <i>(areas per VOA)</i>	Ground	320 sq ft
	Basement	312 sq ft
	<b>TOTAL</b>	<b>632 sq ft</b>
AMENITIES	<ul style="list-style-type: none"><li>• Shop front property</li><li>• Good natural light (inc. lightwell to basement)</li><li>• Kitchenette</li><li>• Entry phone</li><li>• Alarm</li></ul>	
RENT	£30,000 per annum exclusive	
USE	Class E use including retail, office, café, medical and leisure.	
BUSINESS RATES	Rateable value £16,750. This is not the rates you pay. We understand rates payable are approx. £8,358 per annum. 40% relief available from 1 <sup>st</sup> April 25-31 <sup>st</sup> March 26 under Retail, Leisure and Hospitality Relief scheme. Interested parties are advised to confirm directly with London Borough of Islington and check eligibility criteria.	
LEASE	A new lease by negotiation direct from the Freeholder.	
EPC	Tbc	
VAT	Tbc	
VIEWING	Through Sole Agent <b>JARVIS KELLER</b> <b>020 7251 9226</b> <b>john@jarviskeller.co.uk</b> <b>07876 245 302</b>	