



## SHOP/CAFÉ TO RENT

# 35 CAMDEN PASSAGE, ISLINGTON

This retail unit occupies a prominent position on Camden Passage in Islington, just off Upper Street.

Nearby retailers and restaurateurs include The Breakfast Club, London Grace, Brother Marcus, Badiani, Gordon Ramsey's Street Pizza, Sir Plus, Claudalie, Redemption Roasters and Penhaligans to name but a few. The area is renowned for its high quality mix of independent and larger established retailers and restaurants.

The area has good communication links with numerous bus routes passing through the area and Angel tube station (Northern Line) a short walking distance from the subject property.

## DESCRIPTION

The subject property is located in a prominent location on Camden Passage arranged over ground and lower ground.

## ACCOMMODATION

**Ground:** 369 sq ft (34 sq m)  
**Basement:** 354 sq ft (32 sq m)

**Total:** 723 sq ft (67 sq m)

## FURTHER INFORMATION

**Oliver Muers-Raby**  
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## RENT

£55,000

## LEASE

The property is available on a new lease basis for terms to be agreed.

## RATES

The current rateable value is £34,750 therefore rates payable are £14,925.50 per annum

All interested parties should make their own enquires with the local council.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available to interested parties.

