



Location

Positioned on the vibrant Cross Street, which links prime Upper Street to prime Essex Road. This boutique retail unit offers a rare opportunity to secure a shop in one of Islington's most characterful and sought after locations. Surrounded by an eclectic mix of independent retailers, cafés, and established brands, the property benefits from strong passing trade and an affluent local catchment.

Notable nearby occupiers include Le Labo, Farrow & Ball, Little Greene, Cubitts and Oh My Cream!

The shop provides an attractive return frontage with excellent visibility, ideal for boutique brands seeking a distinctive presence in a thriving North London neighbourhood.

Accommodation

Ground Floor Sales	353 sq ft	32.81 sq m
Ground Floor Ancillary	56 sq ft	5.20 sq m
Total	409 sq ft	38.01 sq m

Lease Term

Available on a new lease for a term of years to be agreed, subject to vacant possession.

The lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act.

Rent

Offers in the region of £45,000 per annum exclusive.

Rates

Rateable Value	£26,000 (April 2026)
UBR	0.382 (April 2026)

Energy Performance Certificate

The EPC Rating is C-61.

Costs

Each party is to be responsible for their own costs incurred in the transaction.

Viewing

Viewings can be arranged in advance only via KLM Real Estate.

Contact

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