

Shop To Let Class E Use

- Ground 70 m² (753.47 ft²)
- Lower Ground floor 70 m² (753.47 ft²)
- Lwr Grd - Head Height 2.4m (7.87 ft)
- New Lease Available
- 3 Phase Electric
- Shell & Core Condition
- £40,000 pax

183 Caledonian Road, London N1 0SL



Location:

183 Caledonian Road, London N1 0SL, is located in the Borough of Islington within the N1 postal district. This address is situated in the vibrant King's Cross area, known for its rich history and recent regeneration projects

The surrounding area offers a mix of residential and commercial properties, reflecting the diverse character of **Caledonian Road**. The location benefits from excellent transport links, with **King's Cross Station** nearby, providing access to various Underground lines and national rail services. Local amenities include shops, restaurants, and cultural attractions, making it a desirable location for both residents and visitors.

Description:

The newly constructed retail space is arranged over the ground floor and the lower ground floors areas having the approximate sizes below:

Approximate areas:

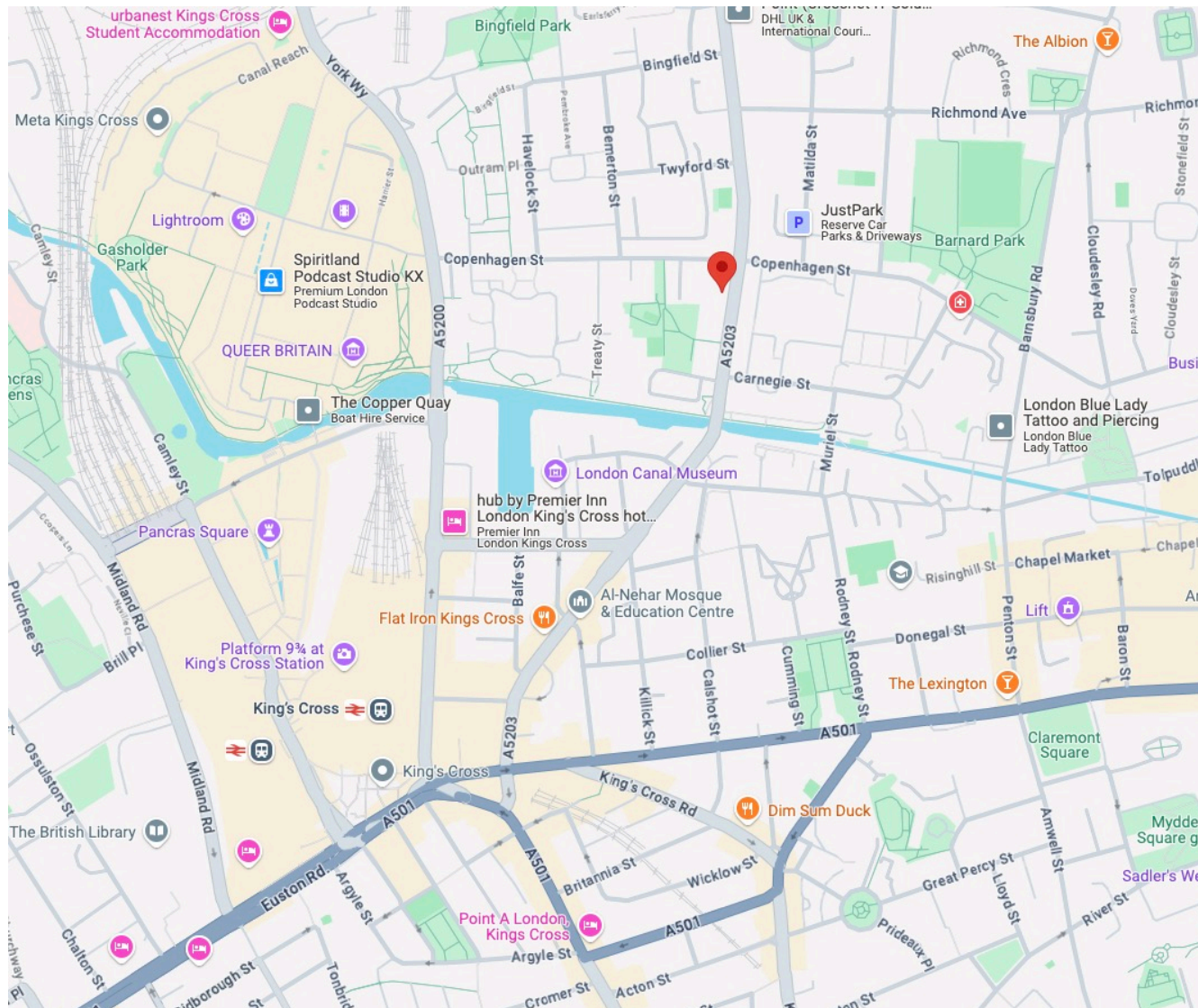
Ground Floor	753.47sq. ft	70 m2
Lower Ground Floor	753.47 sq. ft	70 m2
Head height of Lwr Grd	7.87 ft	2.4 m
Total Area	1506.95 sq. ft	140 m2

3 Phase Electric**Electric Shutter****Newly Constructed****Good Head Height****Will be left in a Shell & Core condition****Tenure:**

Leasehold by way of a new FRI lease

Rent:

£40,000 pax



Rates

Yet to be assessed by Islington Council

Legal Costs

The incoming tenant is to pay towards the landlord's legal costs of **£2000 + VAT**

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing

Via vendors' sole agents

Jason Grant

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