

ISLINGTON N1 9LQ

23-25 HIGH STREET

PRIME SHOP / FLAGSHIP BUILDING TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

The property is prominently situated on the corner of High Street and White Lion Street, directly opposite Angel Underground Station. Multiple occupiers adjacent and nearby include **Pret a Manger**, **Starbucks**, **Santander**, **Boots** and **Marks & Spencer**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

Arranged on ground, basement and four upper floors, the property comprises a ground floor shop with basement storage and four upper floors of offices with internal and self contained access/passenger lift. The following approximate dimensions and net floor areas are applicable:

Gross Frontage	30 ft 2 in	9.2 m
Return Frontage	70 ft 0 in	21.3 m
Ground Floor Sales	1,232 sq ft	114 sq m
Basement Storage	1,611 sq ft	150 sq m
1 st Floor Offices	1,301 sq ft	120 sq m
2 nd Floor Offices	1,388 sq ft	129 sq m
3 rd Floor Offices	1,388 sq ft	129 sq m
4 th Floor Offices	825 sq ft	77 sq m

LEASE

Available on a new effectively full repairing and insuring lease for a term to be agreed by negotiation, either as a ground floor/basement shop or as a whole.

Rental offers are sought in excess of **£150,000 per annum exclusive** for the ground floor/basement or **£320,000 per annum exclusive** for the whole building. Rents quoted are exclusive of rates and VAT.

SUBJECT TO CONTRACT



LEGAL COSTS

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

RATES

We have been advised that the property has been assessed for rating purposes as follows:

Rateable Value £252,500 (Whole)

EPC

An EPC has been commissioned and is available upon request.

VIEWING

For further information or arrangement to inspect, please contact the sole agents:

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Experian Goad Plan Created: 02/06/2022
Created By: HRH Retail

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