

RETAIL UNIT TO LET

LONDON N1

UNIT 1, 200 PENTONVILLE ROAD



Location

The premises are situated on Pentonville Road, close to King's Cross London Underground and Railway Station. Retailers in the vicinity include **Anytime Fitness** and **Mildred's Restaurant**.

Accommodation

The property is arranged over ground floor with a remote storage area comprising the following approximate area:

Total Area	5,553 sq ft	515.87 sq m
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The building also includes office accommodation on the first and second floors and luxury student accommodation on the upper floors.

Rent

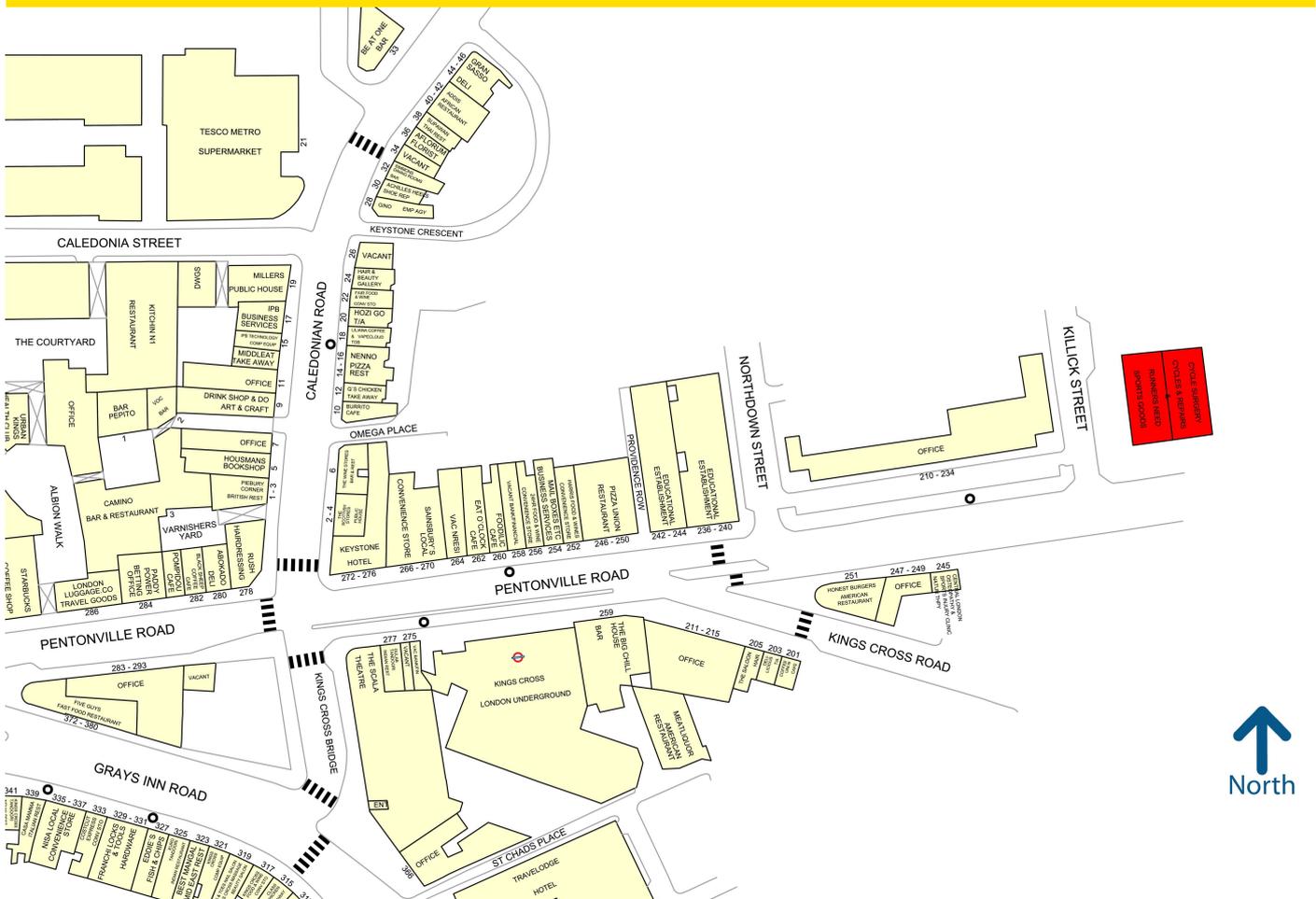
£140,000 per annum exclusive.

SAVILLS LONDON

33 Margaret Street
London W1G 0JD

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Tenure

The premises are available subject to achieving vacant possession, by way of a new lease for a term to be agreed, outside of the Landlord & Tenant Act 1954.

Planning

The unit currently has permitted use for Class A1 retail. Alternative uses are subject to planning.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Oliver Green
ogreen@savills.com
020 7758 3877

Charlie Rae
charlie.rae@savills.com
020 7758 3888

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£79,500.00
Rates Payable (2019/2020)	£40,624.50

(Interested parties are advised to make enquiries with the Local Authority)

EPC

An EPC for this property can be made available on request.

IMPORTANT NOTICE

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