

# SHOP TO LET

206 Essex Road, Islington, London, N1 3AP



 **RENT** £19,500 PA / £26 PSF

 **SIZE** 761 Sq Ft / 70.7 SQM

 **FLOOR(S)** Ground

 **AVAILABLE** Immediately

- Excellent passing trade
- Numerous multiples nearby
- 24/7 Access

## CONTACT

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# 206 Essex Road, Islington, London, N1 3AP

## LOCATION

Situated on busy Essex Road near the junction with Canonbury Road, New North Road and Essex Road Great Northern line station.

## DESCRIPTION

Currently a betting shop, this prominent A2 retail unit benefits from excellent passing trade.

## TRANSPORT LINKS

### Bus Routes

21, 38, 56, 73, 341, 476, n263

### Essex Road

Great Northern

### Highbury & Islington

Great Northern

### Highbury & Islington

Victoria

### Canonbury

Mildmay Windrush

### Highbury & Islington

Mildmay Windrush

## AMENITIES

- A2 Use
- Good Natural Light
- Good Passing Trade

## VIEWINGS

Directly through Pearl & Coutts

## LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

## VAT

This property is NOT currently subject to VAT.

These details were updated on 24/07/2025