

REF: 1640



**TO BE LET**

**HIGHLY VISIBLE, USE CLASS E (D1/D2) COMMERCIAL UNIT IN PRIME NORTH LONDON LOCATION**

**ARCHWAY CORNER | LONDON | N19 3QS**



**Bernard  
Gordon &  
Company**

☎ 020 8099 3119

✉ [sales@bernardgordon.co.uk](mailto:sales@bernardgordon.co.uk)

## OVERVIEW

Highly visible, brand new, high end development providing a mix of commercial and residential units.

In an extremely popular North London location within the Borough of Islington

Ideally situated at the junction of Archway Road, Holloway Road and Junction Road with access to the City/ West End within 10-15 minutes.

Ground floor accommodation comprising approx. 2,800 sq ft with an extensive shopfront.

Use class E (D1/D2), deemed ideal for a number of uses including medical, dental, health, clinics, fitness studio's etc.

To be let on a new FR&I lease with terms to be agreed.



## 📍 LOCATION

Located in a prime, sought after position directly opposite Archway Station within the heart of North London. Archway has recently undergone, and continues to go through, large regeneration proving a number of new homes and commercial space to an already popular, affluent area. It is surrounded by other affluent locations including Hampstead Heath, Finsbury Park and Holloway, with Highgate just up the hill.

Islington is fast becoming one of London's trendiest boroughs with an eccentric mix of high end and chic restaurants and bars, popular and buzzy café's with beautiful parks and a vibrant nightlife.

The property sits at the junction of Holloway Road and Archway Road in a prominent position, within the Centre of Archway. There are a number of restaurants, pubs and shops surrounding the premises including Starbucks and Marks and Spencer. Archway Station is within a very short walk for access to the Northern Line, providing services to Kings Cross and Tottenham Court Road in approx. 10 minutes, and to the City within approx. 15 minutes.

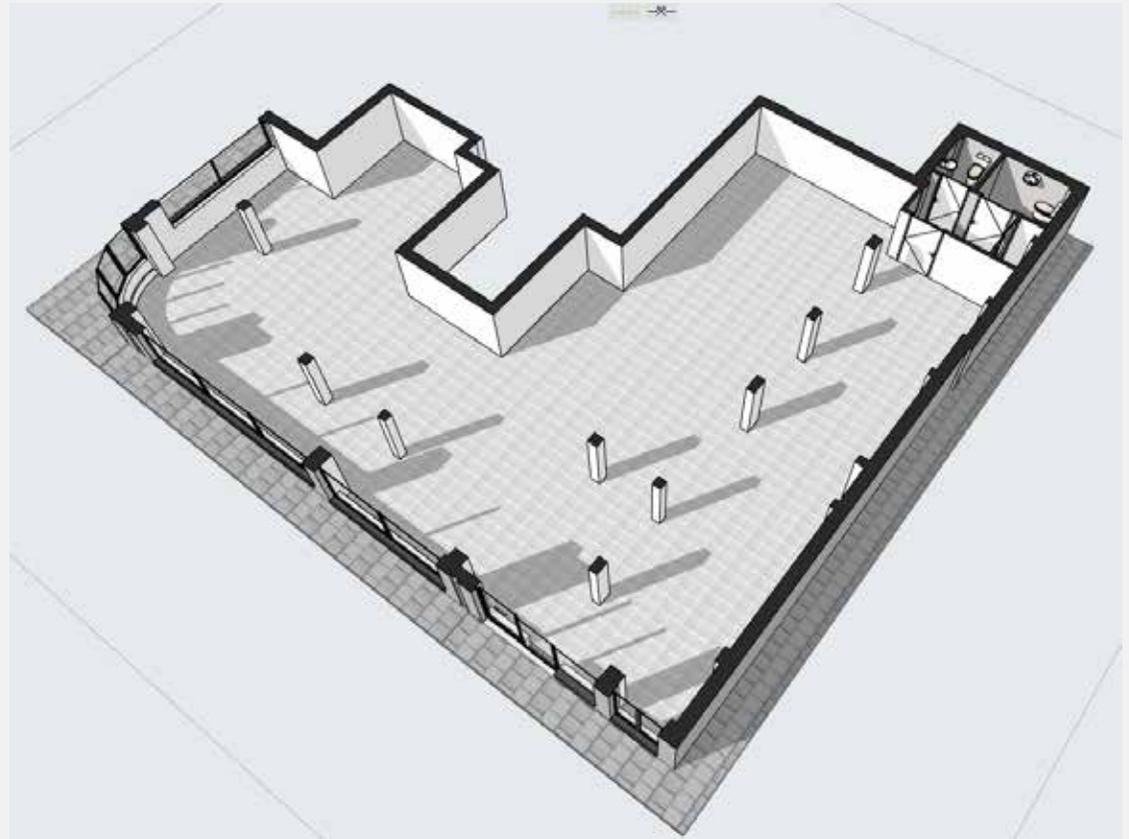
## 📍 THE PROPERTY

The property comprises a brand new, mixed use development with accommodation available on the ground floor, with offices on the 1st floor and 9 high end apartments above.

The ground floor provides an extensive shopfront in a prominent, highly visible location. It has been left in shell and core condition (with air conditioning) and will be available Q3 of 2021.

The unit lends itself to a number of users, ideally for medical/dental/clinic use, or a health and fitness studio, however, could be suitable for a number of uses within use class E (D1/D2).

**Total gross internal floor area approx. 2,800 sq. ft. (260m<sup>2</sup>)**



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## 📍 PLANNING

The property has planning permission for use class E (Formerly A1, A2, A3, B1, D1, D2). NOTE: As from 1st September 2020 the use class order has been redefined and the commercial element of this property now falls into category E.

## 📍 EPC

Available on request

## 📍 VAT

I am advised the property IS elected for VAT purposes.

## 📍 RATING

This is a new development with rates to be assessed. All interested parties are advised to their own enquiries with the VOA or local authority.

## 📍 SERVICE CHARGE

TBA

## 📍 TERMS

New FR&I lease for a term to be agreed.

## 📍 RENT

Rental offers are invited, rent upon application.

## 📍 COSTS

Each party to be responsible for their own legal and professional costs.



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# VIEWING STRICTLY BY APPOINTMENT ONLY

## CONTACT:

**Ben Wallis / Ben Goldstone**

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## 🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

### FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

#### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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