

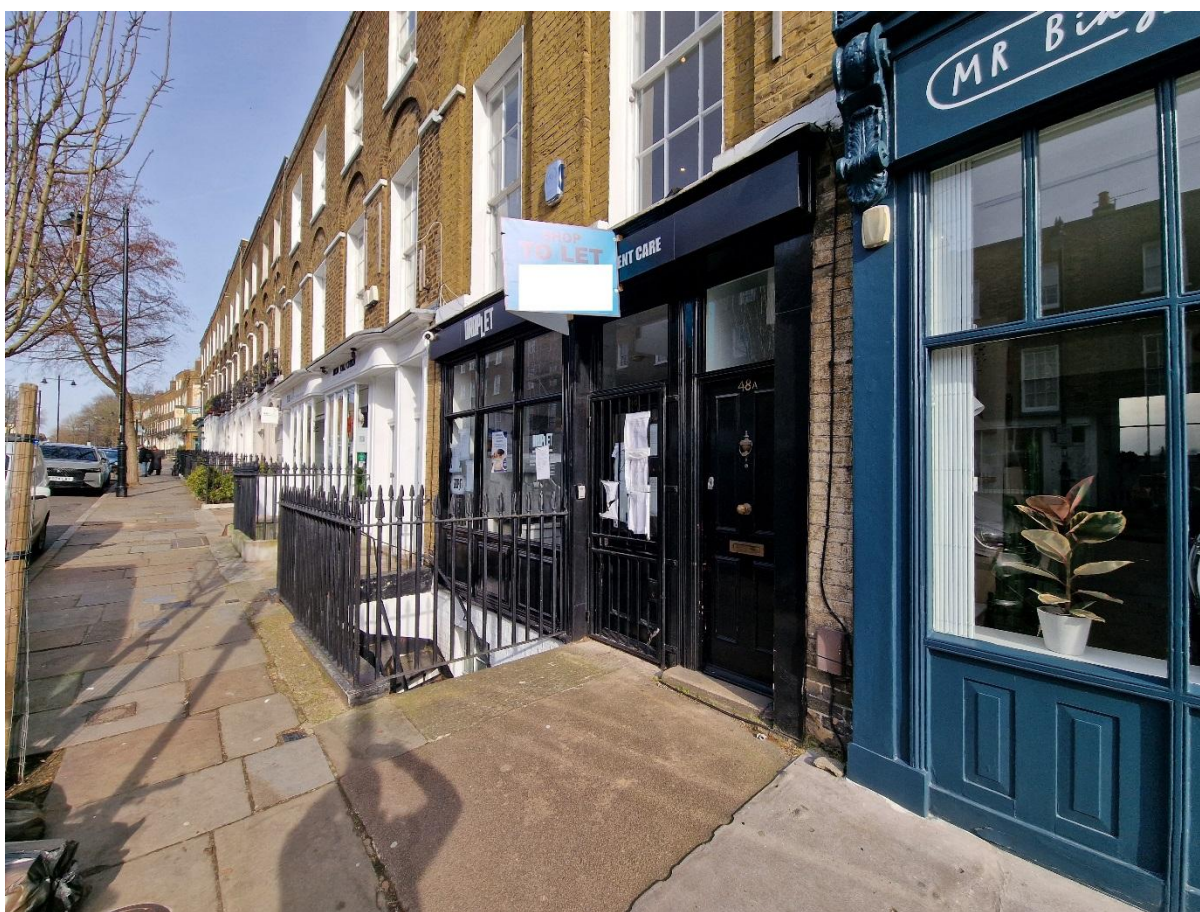
PROPERTY PARTICULARS

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**Jarvis
Keller**

Property Consultants
& Estate Agents

VIRTUAL FREEHOLD RETAIL INVESTMENT IN FASHIONABLE ISLINGTON STREET



48 AMWELL STREET, LONDON EC1R 1XS

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48 AMWELL STREET, LONDON EC1R 1XS

LOCATION	The property is situated on the east side of Amwell Street, a historic street between Angel and Farringdon known for it's attractive period properties and boutique shops. Angel station is just a 5 minute walk (Northern line) and Farringdon station is only 10 minutes walking distance (Circle, Hammersmith and City, Metropolitan , Elizabeth lines and Network Rail).		
DESCRIPTION	Comprising an attractive, open plan ground floor retail unit with traditional shop front. The Building was constructed around 1830 and is Grade II Listed. The unit benefits from good floor to ceiling height, frontage of apx. 11 feet and a security door.		
AREA	Ground floor	450 sq ft/41.81 sqm	
<i>All areas stated approx.</i>			
AMENITIES	* Desirable location * No VAT * Fitted unit	* Virtual freehold investment let on FRI terms * Good natural light	* WC * Attractive shop front
USE	Class E including retail, office and medical.		
TENURE	999 year lease for sale, at a peppercorn rent. The lease is subject to an underlease to N'Dao Angel Limited granted on Full, Repairing and Insuring terms and passing at a rent of £25,000 pax from January 2026 with 5 year upward only open market rent reviews, personal guarantee and 6 months' rent deposit.		
PRICE	£375,000		
BUSINESS RATES	We understand the Rateable value of the property is £20,250. This is not the rates payable.		

VAT

We understand that the property is not VAT elected and VAT will not charged on the sale.

EPC

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VIEWING

Through Sole Agent

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