

Est. 1955

# Tarn &Tarn



**RARE  
FREEHOLD COMMERCIAL  
OPPORTUNITY  
WITH GARDEN**

**47 BARNSBURY STREET  
ISLINGTON  
LONDON  
N1 1TP**

**845 FT<sup>2</sup>**

## DESCRIPTION

The property spans the ground floor and basement levels. It has been recently refurbished to a high standard. It also features a private south-facing garden with a separate sunken courtyard, an external store, and a garden shed with integrated bike storage (not included in the total area of the property) comprising 92 ft<sup>2</sup>. Additionally, there's potential for conversion to a residential property, subject to obtaining the necessary consents.

## SUMMARY

- Security Shutter
- Rear Garden
- External Storage
- Garden Shed with Bike Storage - 92sqft
- Recently Refurbished
- Good Natural Light
- W/C Facility
- Good Ceiling Height
- Residential Conversion Opportunity









# LOCATION

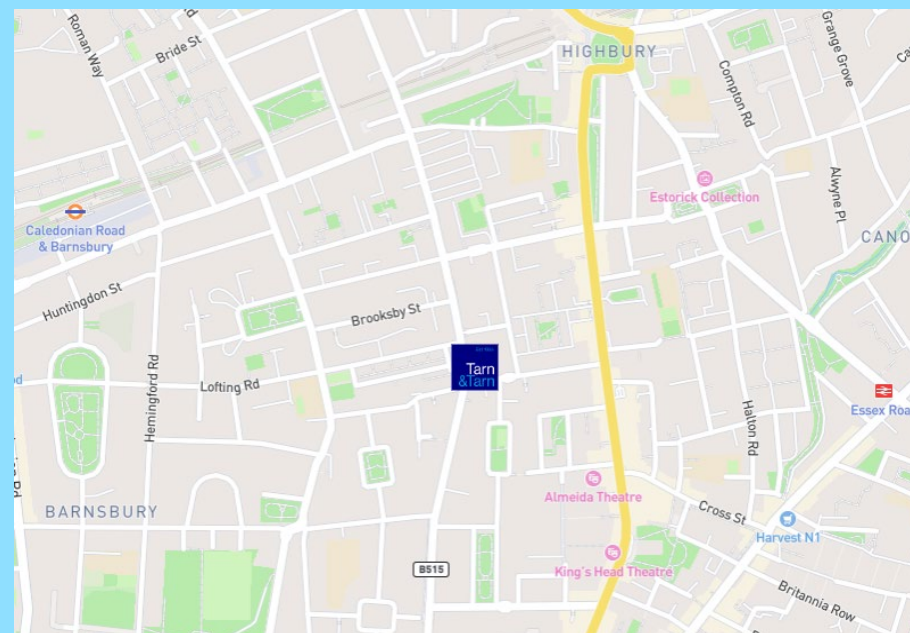
## THE AREA

The property occupies a prime location in the centre of Barnsbury Street, moments from the shops, amenities, and transport links of Upper Street and Liverpool Road. Highbury and Islington station is only a 9-minute walk away, and Angel Underground Station is just a 16-minute walk.



## TRANSPORT

- 🚇 Highbury & Islington (9-minute walk) – **Overground Line**, **Victoria Line** and National Rail Services
- 🚇 Caledonian Road & Barnsbury (14-minute walk) – **Overground Line**
- 🚇 King's Cross St Pancras (25-minute walk) – **Circle**, **Hammersmith & City**, **Metropolitan**, **Northern**, **Piccadilly**, **Victoria**, **Eurostar** and National Rail Services



## ACCOMMODATION

| AREA         | SQ FT      | SQM          | Price          | £550,000              |
|--------------|------------|--------------|----------------|-----------------------|
| Ground Floor | 397        | 36.86        | Business Rates | Business Rates Exempt |
| Basement     | 448        | 41.66        | Service Charge | N/A                   |
| <b>TOTAL</b> | <b>845</b> | <b>78.52</b> |                |                       |

## TERMS

Freehold

## VAT

Applicable

## GROUND RENT

Residential Ground Rent Income: £250 per annum

## EPC

Rating: D

## LEGAL COSTS

Each party to bear their own costs

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

## LOCAL AUTHORITY

London Borough of Islington



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## VIEWINGS VIA JOINT SOLE AGENTS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**