



Ground Floor & Basement

260 Pentonville Road, London, N1 9JY

A Ground Floor & Basement Café To Rent in Islington.

1,319 sq ft

(122.54 sq m)

- Café To Rent
- Ground Floor & Basement
- Flexible Lease Terms Offered
- Close to Kings Cross St Pancras Station
- Suitable For A Variety of Different Uses (STP)
- Full Vacant Possession Available

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Summary

Available Size	1,319 sq ft
Rent	£35,000 per annum
Rates Payable	£9,664 per annum Rates payable are approximate and will need to be checked with Islington Council.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	G (195)

Description

A ground floor & basement café to rent in Islington. The property has most recently been trading as a popular café/coffee shop which benefits from internal seating, a unique ceiling design, small external covered storage area, and toilet. The basement was used for the kitchen and cold stores, although we have been informed the property will be provided with full vacant possession. It lends itself to a number of different uses (STP) and is available on flexible lease terms. Further space on the 1st - 3rd floors is available to rent, please contact us for more information.

Location

The building is located on Pentonville Road and is within a 5 minute walk to Kings Cross St Pancras mainline and tube station. The location offers a very high footfall and is surrounded by national food and beverage, leisure, and retail operators such as, Sainsburys, Starbucks, Honest Burger, Scala, McDonalds, Five Guys, and Big Chill.

Accommodation

The accommodation comprises the following areas:

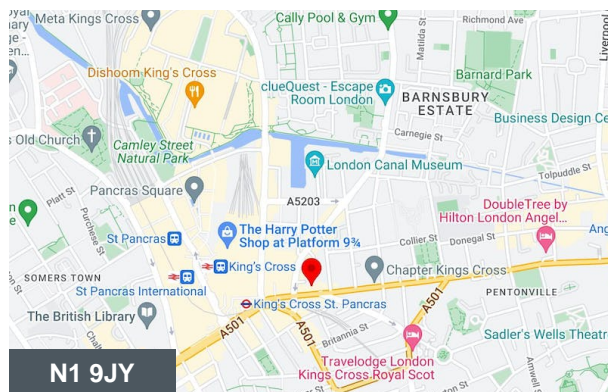
Name	Sq ft	Sq m	Availability
Basement	402	37.35	Available
Ground	917	85.19	Available
Total	1,319	122.54	

Terms

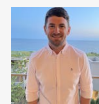
A new lease will be made available upon completion. Flexible terms are available.

Planning

Interested parties are advised to speak to Islington Council that their proposed use is in accordance with the current planning policy.



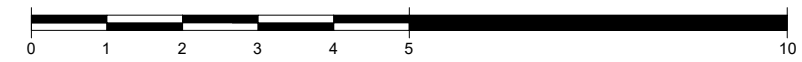
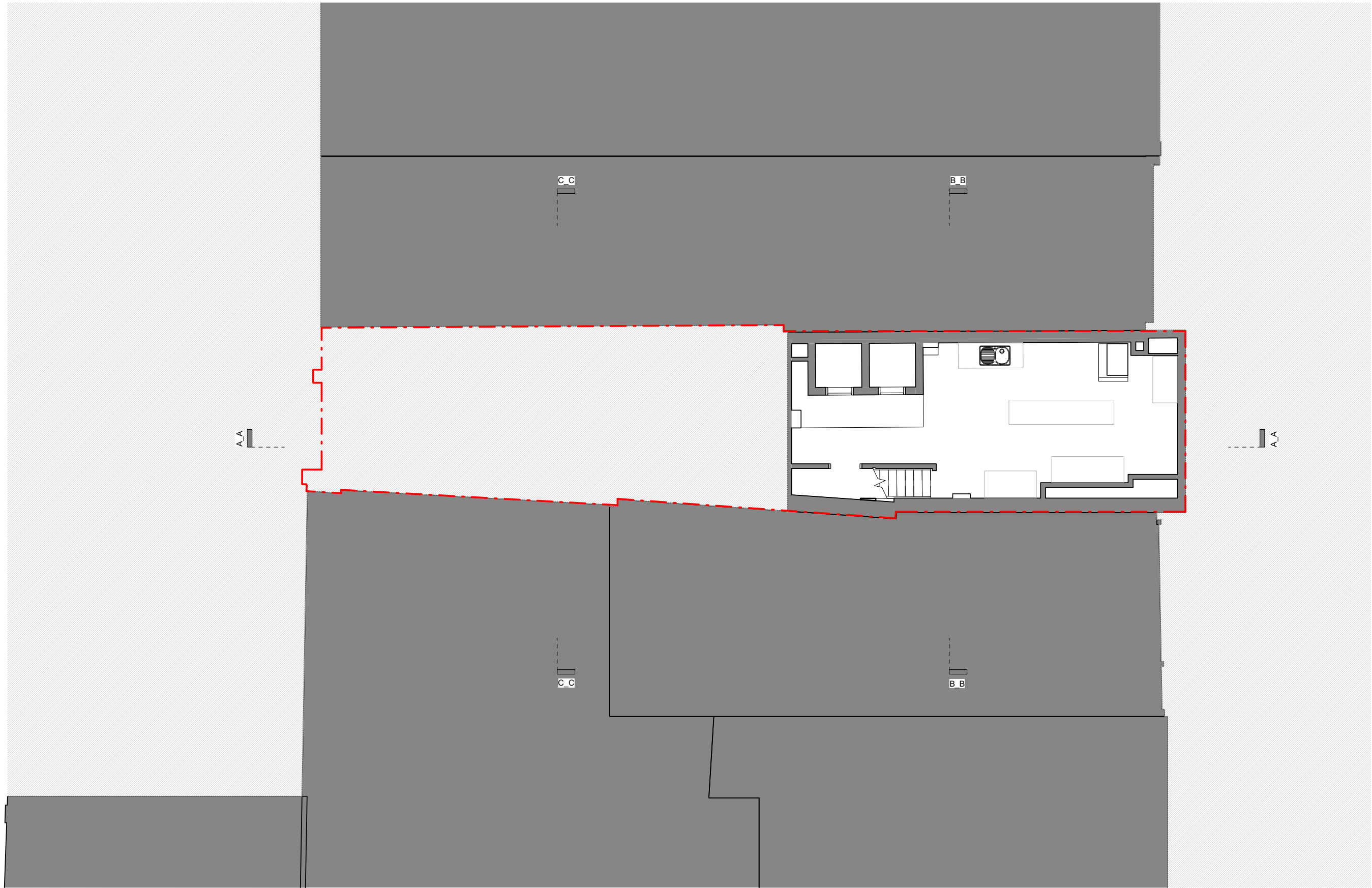
Viewing & Further Information



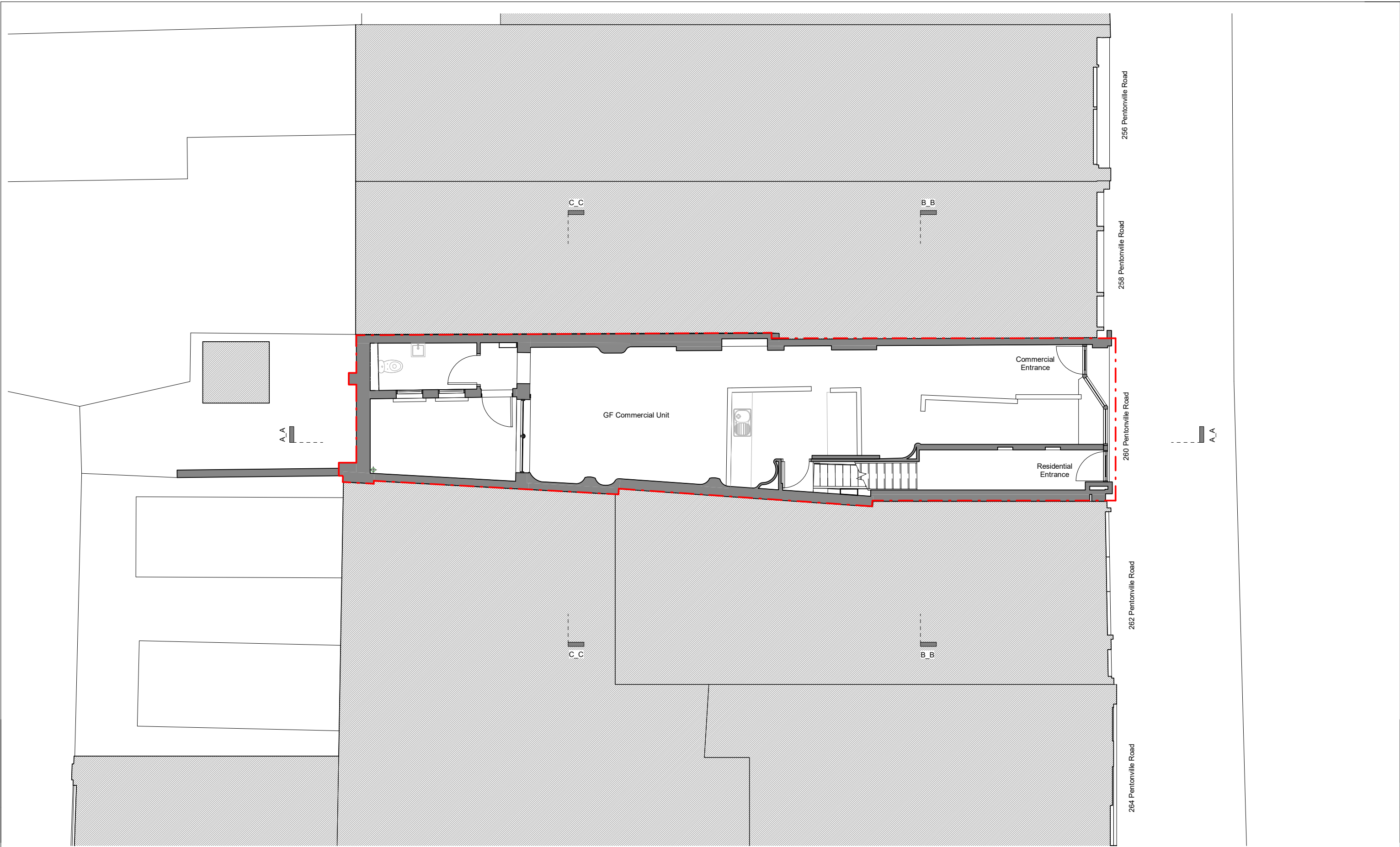
Jack Lyons

020 7613 4044 | 07794 202 220

Jack@fyfemcdade.com



			project name and address	dwg no.	project no.
			2101 - Pentonville Road	0110	2101
			drawing name	revision	date
			Existing Basement Plan	1	30/04/2021 16:33:19
				scale	status
				1 : 100 @A3	Author



			project name and address	dwg no.	project no.
			2101 - Pentonville Road	0111	2101
			drawing name	revision	date
			Existing Ground Floor Plan	1	30/04/2021 16:33:56
				scale	status
				1 : 100 @A3	Author