



**STIRLING
ACKROYD**

TO LET

**188-190 New North
Road, London, N1 7BJ**

2,560 sq ft

Islington Pub - Free of tie



Description

A public house arranged over ground floor only of approx 2500 sq ft with bar, WCs, seating and kitchen, with a large terrace.

Location

Fronting Canonbury Yard, a thriving business complex, on New North Road, just past the junction with Baring Street and close to the Regents Canal. Nearby occupiers include Co-Op and Tesco. Transport links are good with numerous bus routes and approximately a ten minute walk to Old Street.

Key points

- Attractive public house
- Fully fitted and ready to occupy
- Demised garden/terrace
- Close to Regents Canal
- Fronts busy office complex
- Free of tie public house
- Kitchen
- Fitted bar



Accommodation

Name	sq ft	sq m	Availability
Ground	2,560	237.83	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£75,000 per annum
Rates	£5.33 per sq ft
Service Charge	33.3 percent share of applicable to actual costs of which no charges are due presently
VAT	Not applicable
EPC	On application

Viewing & Further Information



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