

SALTER REX

Chartered Surveyors & Estate Agents



ESSEX ROAD, ISLINGTON, N1
NEW (FRI) LEASE
FORMER ATTRACTIVE PUBLIC HOUSE
DEMISED GARDEN TO THE SIDE
CLOSE TO ALL TRANSPORT
FREE OF TIE
KITCHEN WITH EXTRACTION SYSTEM
FITTED BAR
IDEAL LOCATION FOR RESTAURANT
APPROX 3692 SQ FT

LOCATION:

The subject property is situated to the north side of Essex Road corner of Mitchison Road which passes between St Paul Road in the North and New North Road to south. Essex Road comprises of a mixture of residential and commercial buildings, mainly of which are used as retail premises. The subject property used as a restaurant pub.

ACCOMMODATION:

The property comprises of corner building Previously used as public house/Restaurant over ground and basement floors of approx. 3692 sq. ft with built in bar, WCs, seating, and kitchen along with small garden to the side, The property comprises of corner building and benefits from Premises License.

The ground floor has a shop front entrance which provides access into the sitting area along with built in kitchen and bar while to the side there is a small garden for outside seating which is accessed from ground floor level.

From the internal ground floor there is access into the basement which is used as ancillary space for the pub/restaurant.

MEASURMENTS:	Ground and basement Floor	3692 Sq Ft
	Total	<u>3692 Sq. Ft</u>
TENURE/ LEASEHOLD:	Offers considered in Excess of £30,000 per annum exclusive with full vacant possession.	
EPC:	Energy Rating C (59)	
RATEABLE VALUE:	£16,000 per annum.	
USER:	Any user within Class Sui Generous of the Town & Country Planning (User Classes) Order September 2020.	
LEASEHOLD:	New (FRI) Lease. Lease to be outside the 1954 Act S24 - 28.	

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers/Leaseholders. Prospective Purchaser/Tenant (s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VIEWING: Only by appointment through the Sole Agent as below:

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MISREPRESENTATION ACT 1967

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